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Summary

Reference	26/00267/VCON
Alternative Reference	PP-14759187
Application Received	Mon 09 Mar 2026
Application Validated	Thu 19 Mar 2026
Address	Stone Pit 1 Atlas Park London Road Stone
Proposal	Erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club to comprise of football/sports pitches with clubhouse (use class D2) and associated car park, floodlights, enabling land level changes with retaining walls and security fencing, a new internal access road from London Road and the provision of recreational open space with accesses from London Road and Stone Place Road (variation of condition 2 to substitute drawings to allow a larger neighbourhood centre extent with minor changes to parking layout and landscaping and variations to 1, 3, 4, 11-25 to ensure that they refer to the most up to date drawings and details).
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available

Further Information

Application Type	Variation of Condition
Expected Decision Level	Not Available

Case Officer	Steven Bell
Parish	Stone
Ward	Stone Castle
District Reference	Not Available
Applicant Name	Land Logical Power Ltd
Agent Name	Freeths/Fiona Harte
Agent Company Name	Not Available
Agent Address	1 Vine Street London W1J 0AH
Environmental Assessment Requested	No

Contacts

Ward Councillors

Councillor John Burrell

Address	C/O Civic Centre Home Gardens Dartford Kent DA1 1DR

Councillor Lucy A Canham

Address	C/O Civic Centre Home Gardens Dartford Kent DA1 1DR

Councillor Paul Cutler

Address	C/o Civic Centre Home Gardens Dartford Kent DA1 1DR

Important Dates

Application Received Date	Mon 09 Mar 2026
Application Validated Date	Thu 19 Mar 2026
Expiry Date	Sun 19 Apr 2026
Actual Committee Date	Not Available
Latest Neighbour Consultation Date	Wed 25 Mar 2026
Neighbour Consultation Expiry Date	Sun 19 Apr 2026
Standard Consultation Date	Wed 25 Mar 2026

Standard Consultation Expiry Date	Wed 15 Apr 2026
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Internal Target Date	Thu 18 Jun 2026
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Decision Printed Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Thu 18 Jun 2026
Temporary Permission Expiry Date	Not Available

Constraints

Name	Constraint Type	Status
Groundwater Aquifer	Aquifer Protection Zone	Confirmed
Landfill Sites	Landfill Sites Actual	Confirmed
Not Green Belt	Greenbelt	Not Available
Stone Civil Parish	Property within a Parish	Confirmed
250M Buffer Of Safeguarded Minerals And Waste Sites	250m Buffer Safeguard Minerals & Waste	Confirmed
Radon Area 1%	Radon Areas	Confirmed
Thames Water Authority	Thames Water	Confirmed
Level 3 - 1-9 New Dwellings Or Equiv Or Major App Inc REM	Archaeological Notification Area	Confirmed
Windturbine Development Safeguarding	NATS Consult 60m high	Confirmed

BC Officer Areas - Ken Phillips	Building Control Officer	Confirmed
Community Infrastructure Levy Zone B	Community Infrastructure Levy Zone B	Confirmed
Community Infrastructure Levy Zone D	Community Infrastructure Levy Zone D	Confirmed
Stone Neighbourhood Plan Boundary	Stone Neighbourhood Plan Boundary	Confirmed

Related Information

There are 17 documents associated with this application.

There is 1 case associated with this application.

There are 0 properties associated with this application.

DARTFORD
BOROUGH COUNCIL
Civic Centre, Home Gardens
Dartford, Kent DA1 1DR
Tel: 01322 343203

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Stone Pit 1 Atlas Park

Address Line 2

London Road

Address Line 3

Town/city

Stone

Postcode

DA9 9DH

Description of site location must be completed if postcode is not known:

Easting (x)

557305

Northing (y)

174457

Description

The Site is bounded by Stone Place Road to the east, the A226 London Road to the south, the Stone Lodge development site to the west and Cotton Lane to the north.

Applicant Details

Name/Company

Title

First name

Surname

N/A

Company Name

Land Logical Power Ltd

Address

Address line 1

C/O Agent

Address line 2

Freeths

Address line 3

1 Vine Street

Town/City

London

County

Country

C/O Agent

Postcode

W1J 0AH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Fiona

Surname

Harte

Company Name

Freeths

Address

Address line 1

1 Vine Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W1J 0AH

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club to comprise of football/sports pitches with clubhouse (use class D2) and associated car park, floodlights, enabling land level changes with retaining walls and security fencing, a new internal access road from London Road and the provision of recreational open space with accesses from London Road and Stone Place Road

Reference number

18/01611/FUL

Date of decision (date must be pre-application submission)

14/09/2020

Please state the condition number(s) to which this application relates

Condition number(s)

1, 2, 3, 4, 11,12,13,15, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

30/01/2023

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Please see supporting cover letter

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please see supporting cover letter

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

25/00/366

Date (must be pre-application submission)

15/12/2025

Details of the pre-application advice received

Advice was received regarding the application framework to support a S73 drop in application.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

First Name

Fiona

Surname

Harte

Declaration Date

06/03/2026

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Fiona Harte

Date

13/03/2026

Amendments Summary

Amended applicant name on the application forms, planning cover letter and CIL form.

From: [redacted]

Sent: 26 March 2026 12:36:21
To: [redacted]
Cc:
Subject: LPA Reference: 26/00267/VCON Standing Advice Response

[redacted]

LPA Reference: 26/00267/VCON

ATE Reference: ATE/26/00541/XCOND

Site Address: Stone Pit 1 Atlas Park London Road, Stone

Proposal: Erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club to comprise of football/sports pitches with clubhouse (use class D2) and associated car park, floodlights, enabling land level changes with retaining walls and security fencing, a new internal access road from London Road and the provision of recreational open space with accesses from London Road and Stone Place Road (variation of condition 2 to substitute drawings to allow a larger neighbourhood centre extent with minor changes to parking layout and landscaping and variations to 1, 3, 4, 11-25 to ensure that they refer to the most up to date drawings and details).

Standing Advice

Dear Sir/Madam,

Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application. Our standing advice can be found here: https://www.gov.uk/government/publications/active-travel-england-sustainable-development-advice-notes

ATE would like to be notified of the outcome of the application through the receipt of a copy of the decision notice, in addition to being notified of committee dates for this application.

Kind regards

Spatial Planning Team

Active Travel England

Active Travel England

West Offices Station Rise, York, YO1 6GA

[redacted]

[redacted]

FREETHS

[redacted]

Planning and Building Control
Dartford Borough Council
Civic Centre
Home Gardens
Dartford
Kent
DA1 1DR

Submitted via the Planning Portal: PP-14759187

6th March 2026

Our Ref: 88138383.1/MB/FH

Dear Sir/ Madam

STONE PIT 1 ATLAS PARK LONDON ROAD STONE
PLANNING APPLICATION ON BEHALF OF AQUILA DEVELOPMENTS
MINOR MATERIAL AMENDMENTS TO THE NEIGHBOURHOOD CENTRE PARCEL AND PHASE 1 OPEN SPACE TO THE SCHEME APPROVED UNDER PLANNING PERMISSION REF: 18/01611/FUL DATED 14TH SEPTEMBER 2020

We act on behalf of Land Logical Power Ltd in relation to the above site. We have been instructed to make the following S73/Minor Material Amendment ("MMA") application.

Context

Land Logical Power Ltd is the freehold owner of a site known as the Stone Pit 1, Atlas Park, London Road, Stone**.** ("the site"). You will be aware that the site benefits from an extant full planning permission for the *'erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club to comprise of football/sports pitches with clubhouse (use class D2) and associated car park, floodlights, enabling land level changes with retaining walls and security fencing, a new internal access road from London Road and the provision of recreational open space with accesses from London Road and Stone Place Road'* (DBC Ref: 18/01611/FUL) dated 14th September 2020 ("the permitted scheme").

The permitted scheme was implemented on 30th January 2023.

The brief and requirements for the Neighbourhood Centre parcel of the scheme have evolved since the grant of planning permission in September 2020. Due to this a series of revisions have been identified to the permitted scheme. The proposed revisions relate to the neighbourhood centre parcel and the phase 1 open space only. The proposed revisions constitute minor material amendments

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to the permitted scheme, which necessitate approval via a S73 planning application. Accordingly, this planning application has been made to document the revisions to the permitted scheme.

The Application

The purpose of the application is to make the following revisions to the wording of certain conditions to document the changes:

- Condition 2: substitute the approved drawings that are subject to revision with the submitted revised scheme drawings.

Consequential revisions are also required to the following conditions:

- Condition 1: Change reference to reflect expiry date which cannot changed as permission has been implemented.
- Condition 3: Update to refer to approved details under Condition Ref 21/00689/CDNA, 22/00086/NONMAT and 22/01432/NONMAT.
- Condition 4: Update to refer to approved details under Condition Ref 21/00733/CDNA.
- Condition 11: Change Site Layout Plan reference to R0343_P_GA_01 rev. C and update to refer to approved details under Condition Ref: 21/00105/CDNA.
- Condition 12: Change Site Layout Plan reference to R0343_P_GA_01 rev. C and update to refer to approved details under Condition Ref 21/00112/CDNA.
- Condition 13: Change Site Layout Plan reference to R0343_P_GA_01 rev. C and update to refer to approved details under Condition Ref 23/01039/CDNA.
- Conditions 14-25: Change Site Layout Plan reference to R0343_P_GA_01 rev. C

Accordingly, the description of development is as follows:

Variation of Conditions 1, 2, 3, 4, 11,12,13,15, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 for minor material amendments to the footprint of the neighbourhood centre parcel and consequential changes to Phase 1 open space, in relation to Planning Permission Ref: 18/01611/FUL dated 20th September 2020 (Erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club to comprise of football/sports pitches with clubhouse (use class D2) and associated car park, floodlights, enabling land level changes with retaining walls and security fencing, a new internal access road from London Road and the provision of recreational open space with accesses from London Road and Stone Place Road).

The application comprises of the following:

(i) Application Form and Certificate, signed and dated;
(ii) CIL Form
(iii) Architectural Scheme Drawings prepared by Arcady Architects Ltd (as detailed in Table 1 below).

The planning application fee of £2,085 (including the Planning Portal service charge) has been paid via the Planning Portal.

Proposed Revisions

The extent of the site is identified on the submitted Site Location Plan (drawing no. P100 rev. B) This plan matches the permitted scheme red line boundary which is unchanged.

The proposed revision amends the footprint of the approved Neighbourhood Centre and consequential changes to the Phase 1 open space. The amended plans that supersede those from the permitted scheme are set out in the table 1 below:

Table 1: Permitted and Proposed Drawings

Plan Title	Approved Drawing No.	Proposed S73 Drawing No.
Atlas Park Site Layout Plan	R0343_P_GA_01 rev. A	R0343_P_GA_01 rev. C
Atlas Park Neighbourhood Centre - Location and Site Plans	P100 rev. A	P100 rev. B
Atlas Park Planting Plan- Neighbourhood Centre	RO343_C_PP_03_NC rev. A	RO343_C_PP_03_NC rev. B
Atlas Park Neighbourhood Centre Sections	RO343_P_CS_10 rev. x	RO343_P_CS_10 rev. x
Atlas Park Neighbourhood Centre	R0343_P_GA_07_NC rev. B	R0343_P_GA_07_NC rev. C
Atlas Park Landscape Master Plan	RO343_P_GA_01 rev. A	RO343_P_GA_11
Atlas Park Planting Plan- GA	RO343_P_PP_02_GA rev. A	RO343_P_PP_02_GA rev. B
Access Design	H-01 Rev P1	H-01 Rev P4
Access Road Existing and Proposed Sections	P119	P119 Rev A
Atlas Park Landscape Masterplan (extract)	R0343_P_GA_202	R0343_P_GA_202 Rev A

In relation to the revisions, the elements that have been altered are subject to phase 1 of the permitted scheme only and are as follows:

- Minor enlargement of the neighbourhood centre parcel footprint.
- Open Space/ landscaping in Phase 1 of the permitted scheme.

It is important to note the following permitted scheme components outside of Phase 1 are unchanged:

- Intended use and operation of the neighbourhood centre parcel and overall site.
- Overall site access and access to the neighbourhood centre parcel.
- Sports Centre.
- Open space within Phase 2.

The revisions to the permitted scheme are entirely consistent with the September 2020 planning permission description of development.

Based on the nature of the changes and the consistency with the permitted scheme description of development, we are of the view the revisions can be considered as minor-material revisions to the permitted scheme. We understand this principle is agreed by your Council's officers as part of pre-application discussions.

Assessment

The permitted scheme benefits from an extant planning permission which was implemented on 30th January, 2023. The acceptability of the proposed changes depends upon the following factors:

(i) Whether there has been a material change in the site baseline, decision-making framework and other planning considerations since September 2020 which is of relevance to the proposed revisions.

(ii) Whether the revisions materially change the justification for the original decision to grant planning permission in September 2020 and/or create new issues to be assessed under this application.

The site's characteristics and the key factors are assessed in turn below.

Site Description

The application Site is known as part of Stone Pit 1, a former quarry and landfill site where a restoration scheme was undertaken. The Site largely consists of bare earth with some grass, vegetation and semi mature trees along the boundaries. The majority of the site sits at a higher ground level than the surrounding road and pavement level. The perimeter of the site is secured with various types of fencing. The site is currently accessed from a junction with Cotton Lane on the site's northern boundary.

The Site is located to the east of Dartford town centre and is bounded by Stone Place Road to the east, the A226 London Road to the south, the Stone Lodge development site to the west and Cotton Lane to the north.

The Bull Public House lies on the opposite side of London Road to the application site along with a small parade of shops which is identified as the Horns Cross neighbourhood centre in the Local Plan. A residential development lies to the east of the site on the opposite side of Stone Place Road to the site and there are a handful of shops further to the east of the site fronting London Road.

A large open undeveloped former landfill site lies to the southeast of the site. A number of older residential properties lie to the south of the site fronting London Road and Hedge Place Road.. A number of residential properties lie to the north, east and northeast of the site within the village of Stone. A large recreation space is located to the east of that village. Crossways Business Park lies further to the north of the site on the opposite side of the railway line. In general, the area is characterised by a mix of uses, mostly residential. It is urban in nature with pockets of formal and informal open spaces. The development pattern in this area has been influenced by historic quarry and landfill sites.

The site is located in an accessible location; there are bus stops located very close to the site on London Road and there is an existing controlled pedestrian crossing point across London Road close to the junction with Stone Place Road/Hedge Place Road.

Initial works have commenced on site, including the creation of the new entrance from Stone Street to the neighbourhood centre. No further significant development has commenced on site. Although

initial works have commenced on site, it is considered that the site's broader context has not materially changed since September 2020.

Planning History

The site has an extensive planning history. There principal permissions for development at Atlas Park is the September 2020 permission (18/01611/FUL). This is the permitted scheme referred to in the Site Description section above.

Since the grant of permission for the permitted scheme, there has been two S96a non material amendments (NMAs) of note:

- **22/00086/NONMAT-** *Non-material amendment following grant of planning permission DA/18/01611/FUL for erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club to comprise of football/sports pitches with clubhouse (use class D2) and associated car park, floodlights, enabling land level changes with retaining walls and security fencing, a new internal access road from London Road and the provision of recreational open space with accesses from London Road and Stone Place Road - to amend condition 3 to allow a limited amount of work (vehicular access onto London Road and internal road) to commence on site prior to the submission of full details of a contaminated land strategy for the site. Also to amend condition 2 to add drawing number RO343_P_201 detailing the access road.* Approved 13th April 2022.

- **22/01432/NONMAT-** *Non-material amendment following grant of planning permission DA/18/01611/FUL for erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club to comprise of football/sports pitches with clubhouse (use class D2) and associated car park, floodlights, enabling land level changes with retaining walls and security fencing, a new internal access road from London Road and the provision of recreational open space with accesses from London Road and Stone Place Road - to amend condition 3 to allow groundworks which will enable the 'Sports Estate' to reach operational status, with the specific exclusion of the Pavilion building; Construction the other new site entrance, off Stone Place Road; Planting four blocks of woodland, comprising some 4,000 native trees and shrubs, within the 'Phase 1 open space' to commence on site prior to the submission of full details of a contaminated land strategy for the site.* Approved 9th January 2023.

The approved non material amendments relate to triggers for different elements of construction work at the site and therefore do not materially change the 2020 permission.

Additionally, the following applications for condition discharge for the 2020 permission have also been approved:

- **23/01039/CDNA**- *submission of details relating to construction management plans pursuant to conditions 13 and 38, Atlas Park 'Neighbourhood Centre' and Sports Estate (Football Club) respectively, for planning permission DA/18/01611/FUL*. Approved 3rd November 2023.

- **21/00733/CDNA**- *Submission of details relating to surface water drainage scheme pursuant to condition 4 of planning permission DA/18/01611/FUL*. Approved June 2021.

- **21/00105/CDNA**- *Submission of details relating to ecological mitigation and enhancement strategies relating to Neighbourhood Centre and Sports Estate respectively pursuant to conditions 11 and 35 of planning permission DA/18/01611/FUL*. Approved 4th May 2021.

- **21/00734/CDNA**- *Submission of details relating to geo-archaeological and palaeolithic (condition 50) and archaeological (condition 51) pursuant to condition 4 of planning permission DA/18/01611/FUL*. Approved 28th May 2021.

- **21/00112/CDNA**- *Submission of details relating to Written Scheme of Investigation for Archaeology pursuant to conditions 12, 33 and 34 of planning permission DA/18/01611/FUL.* Approved March 2021.

- **21/00689/CDNA**- *Submission of details relating to Environmental Risk Assessment Summary, Remediation Strategy & Verification Plan pursuant to condition 3 of planning permission DA/18/01611/FUL*. Approved 20th November 2020.

The discharge of the above conditions has not materially affected the September 2020 permission.

On this basis, the planning history of the site has not materially changed since September 2020.

Decision Making Framework

The Development Plan for the site comprises of the Dartford Plan: Dartford Borough's Local Plan to 2037 (adopted April 2024) and Stone Neighbourhood Plan (July 2022).

The Proposals Map confirms the site is subject to the following designations:

- Biodiversity Opportunity Area
- London Road Air Quality Management Area southern boundary of the site that borders London Road
- Stone Neighbourhood Plan Area

Since the planning permission was granted in September 2020, Dartford adopted a new Local Plan in 2024, superseding the Dartford Core Strategy (2011) and Dartford Development Policies Plan (2017), which formed the adopted development plan at the time of the 2020 permission. The key policies that were used to assess the 2020 permission are:

- CS1: Spatial Pattern of Development
- CS4: Ebbsfleet to Stone Priority Area
- CS12: Network of Shopping Centres
- CS14: Green Space
- CS15: Managing Transport Demand
- CS21: Community Services
- CS22: Sports, Recreation and Culture Facilities
- CS23: Minimising Carbon Emissions
- CS24: Flood Risk
- DP1: Presumption in favour of sustainable development
- DP2: Good Design
- DP3: Transport Impacts of Development
- DP4: Transport Access and Design
- DP5: Environmental and Amenity Protection
- DP11: Sustainable Technology and Construction

- DP14: Retail and Town Centre Development
- DP18: Neighbourhood Centres
- DP19: Food and Drink Establishments
- DP21: Securing Community Facilities
- DP25: Nature Conservation and Enhancement

Additionally, the following policies from the then newly adopted Stone Neighbourhood Plan were given limited weight in the decision-making process:

- GS3: support for Atlas Park (developed area) and accessible greenspace is provided.
- HW1: replacement necessary of hedgerows/ trees etc that may be lost on London Rd
- HW2: Travel Plan
- LI3: Digital Infrastructure
- HC1: This is most pertinent and the proposal appears very well aligned with its requirements.
- D1: local consultation on the proposal

As outlined in Appendix B of the new Dartford Local Plan, there is continuity between a number of Core Strategy/ Development Plan Policies and policies within the new Dartford Local Plan, meaning that the policy requirements have been carried forward into the new adopted Local Plan.

There is strong continuity between the policies that were assessed in the determination of the 2020 permission and the adopted policies of new Local Plan, which will need to be considered in the assessment of this S73 submission.

It is therefore considered that the approach for assessing the proposed revisions remains consistent with the approach taken to assessing the original proposals.

At a national level, the 2019 National Planning Policy Framework ("NPPF"), which was published at the time of the 2020 permission has been superseded by the version published in December 2024. This has not materially altered the requirements against which the site and revisions should be assessed.

Principle of Development

The changes to the permitted scheme are prepared to allow for a revised scheme on an amended and extended neighbourhood centre developable area to come forward. The amended developable area will support the delivery of the scheme and its wider benefits, including the provision of community recreation facilities, provision of open space and green infrastructure and retail facilities. The proposed scheme revisions are all within Phase 1. There are no changes to the open space and sports facilities in Phase 2.

The need for these amendments to support delivery of the scheme is a particular material consideration for this application, which should weigh further in the positive balance to be applied.

The lifetime of the planning permission will also be unchanged under any potential grant of planning permission as the permission has been implemented and can be completed.

Acceptability of the Proposed Changes

The acceptability of the proposed changes should be assessed against whether they raise any new development management issues which would render the proposed changes unacceptable.

We assess the changes against the key issues raised by the site and permitted scheme as they were assessed in the 14th September 2020 Delegated Report ("the Delegated Report") for the original planning application. This is outlined below using the same subject headings as the Delegated Report.

Principle of Development

The principle of development for the permitted scheme was considered acceptable under the previously adopted policies CS1 and CS4. The related policy in the adopted new Local Plan is policy S1.

The proposed revisions do not amend any of the permitted land uses but rather amend the footprint of the proposed neighbourhood centre boundary and consequential change to the Phase 1 open space, as shown in Figures 1 and 2 below.

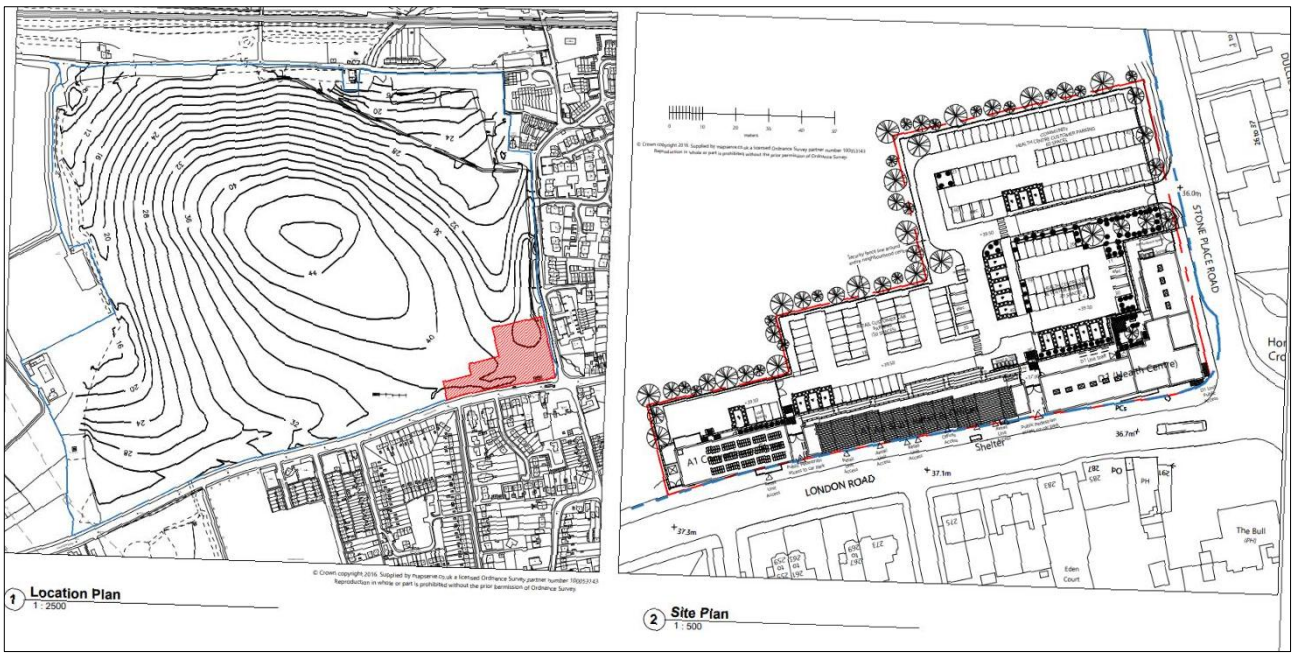

Figure 1: Permitted Location and Site Plan (Planning ref: 18/01611/FUL)

Figure 2: Proposed Revisions Location and Site Plan

The proposed revisions increase the footprint of the neighbourhood centre by approximately 0.7 ha. The increased footprint includes minor amendments to the parking layout and landscaping designs. The revised layout retains the same number of parking spaces as the permitted layout for the neighbourhood centre. There are no proposed changes to the approved building plots and uses and therefore the quantum of approved floorspace within the neighbourhood centre remains unchanged.

The minor increase in the neighbourhood centre footprint results in a small portion of the designated community orchard being incorporated within the neighbourhood centre footprint. However, due to the amended parking and layout design, there is no overall loss tree provision and the two pedestrian accesses to the orchard from the community centre have been retained.

The proposed revision do not alter the permitted land uses within the neighbourhood centre or the adjacent open space and the principle of the proposed revisions is considered to be acceptable and in line with adopted Local Plan policy S1.

Contaminated Land, Groundwaters & Gassing

The permitted scheme was assessed against the previously adopted policy DP5, which required proposals for former landfill sites to demonstrate that a proposed development can be safely, satisfactorily and fully achieved.

The application for the permitted scheme was supported by a contamination assessment and mitigation strategy. The delegated response concluded that the permitted scheme was fully compliant with the former policy DP5.

The requirements of the former policy DP5 have been carried forward to the new Local Plan's policy M2 part 3. The proposed revisions do not impact on the approved mitigation strategy and therefore the proposals are compliant with policy M2 part 3.

Highway Safety and Amenity

The delegated report concluded that the permitted scheme would have no material harm to highways safety or amenity. There are no proposed changes to the permitted access and parking strategy and therefore, in line with the requirements of adopted Local Plan Policy M15, the proposed revisions will have not materially harm the safety or amenity of road users, pedestrians or cyclists.

Impact on Visual Amenities

The permitted scheme was assessed against the previously adopted policy DP2, which required proposals to be of a high design standard, that seek to enhance the character and appearance of the area. The principles of policy DP2 have been carried forward to adopted Local Plan Policy M1.

The proposed revisions include minor amendments to the layout of the neighbourhood centre's parking and landscaping. The revisions do not include any amendments to the design and layout of the buildings in the centre.

The delegated report concludes that development would enhance the character and appearance of the area. As the there are no proposed amendments to the design and layout of the permitted buildings, it is considered that the proposed revisions are acceptable in design terms and align with adopted Local Plan Policy M.

Retail and Other Uses Impact

The permitted scheme was assessed against the previously adopted policies DP14 and DP18, which required proposals to be of a high design standard, that seek to enhance the character and appearance of the area. The principles of policies DP14 and DP18 have been carried forward to adopted Local Plan policies M18, M22 and M23.

There are no proposed changes to the permitted uses or quantum of floorspace within the neighbourhood centre parcel. Given that there are no proposed amendments to the permitted uses, it is considered that the proposed revisions are compliant with adopted policies M18, M22 and M23, and Neighbourhood Plan policy GS3.

Air Quality

The Site is located adjacent to the London Road Air Quality Management Area (AQMA). The application for the permitted scheme was supported by an Air Quality Assessment, which set out a number of proposed mitigation strategies to ensure that the proposal aligned with the requirements of the previously adopted policy DP5. There was no concern raised regarding the proposed strategies in the delegated report.

The proposed revisions do not impact on the highways and construction strategy for the site and therefore will have not material impact on air quality or the mitigation strategies approved under the 2020 permission. The proposals therefore align with adopted Local Plan policy M2.

Noise and Lighting

The permitted scheme was assessed against the previously adopted DP 5, which required proposals to not have an unacceptable impact on amenity, including noise disturbance and light pollution.

The permitted scheme submission was supported by a a Noise Assessment which considered the noise from mechanical plant, as well as noise from increases in road traffic because of the proposal and noise from the football club during games and noise in the car park. The delegated report

outlined that Environmental Health accepted the findings of the Noise Assessment, subject to conditioning further details on mechanical plant.

The delegated report also assesses the potential impact of noise generated from the neighbourhood centre uses. The report noted that the local area is busy in nature due to existing retail and café uses and traffic on London Road but noted that this noise and activity reduce in evening hours. As such, restricted opening hours for the neighbourhood centre uses are to be conditioned.

The proposed revisions do not impact the permitted plant strategy, traffic impacts or the football club and therefore have no material impact the conclusions of the Noise Assessment for the permitted scheme. Furthermore, there are no proposed amendments to the restricted opening hours for the neighbourhood centre uses. Therefore, in terms of noise impact, the proposals align with the adopted Local Plan Policy M2.

Regarding lighting impact, the delegated report notes that the main impact will be floodlighting to the 3G sports pitch. Given that the proposed revisions relate to only to the neighbourhood centre, there is no material change to the 3G sport pitches or the lighting strategy.

Drainage

The permitted scheme proposals were supported by a SUDs Strategy, in line with the requirements of previously adopted policy DP1. The delegated report outlines that *'the EA have reviewed all information submitted and are satisfied that the risk to groundwaters will be low. KCC SUDS and the EA recommend conditions to secure further details and I am satisfied that careful consideration of the final design of the drainage across the site can be carried out at condition stage.'*

In line with Condition 4 of the 2020 permission, a detailed surface water drainage strategy was submitted to the council and approved in June 2021 (reference: 21/00733/CDNA). It is acknowledged that the proposed amendments to the parking layout may have a minor impact on the surface water drainage strategy and therefore we propose that a grant of permission for this S73 includes a new condition requiring the submission of an updated drainage strategy. This approach is considered to align with adopted Local Plan policy M4.

Archaeology

As set out within the delegated report, the site is located in an area of high potential for Palaeolithic remains. In line with the suggestions from KCC Archaeology, pre-commencement conditions requiring the submission of details relating to geo-archaeological and palaeolithic (condition 50) and archaeological assessments (condition 51). Conditions 51 and 50 were formally discharged in May 2021 under reference 21/00734/CDNA. The proposed revisions have no impact on the archaeology of the site.

Compatibility with the Permitted Scheme

The revisions to the permitted scheme layout and consequential changes have been made to allow compatibility with the with the wider permitted scheme and allow for completion in due course. As such, we propose that the following additional condition is attached to a S73 permission:

> *Where, after the date on which development begins under this planning permission, development is carried out in the Neighbourhood Centre Parcel that is materially physically incompatible with the development hereby approved, the development hereby approved may continue to be carried out after that date at any other part of the site.*

Conclusion

Against this background, we conclude that the proposed revisions are entirely acceptable and in compliance with the Development Plan and other material considerations.

The significant benefits of the proposal continue to apply and are unchanged by these revisions. The introduction of these revisions to support the delivery of the scheme and the realisation of these benefits is an additional factor that weighs positively in the planning balance.

On this basis, the amendments should be considered acceptable and planning permission granted without delay following NPPF paragraph 11 c).

Next Steps

We trust that the information provided and explained in this covering letter is sufficient to validate the planning application. We look forward to receiving acknowledgement and validation in due course [redacted]

In the meantime, should you require any additional information or wish to discuss further, please do not hesitate to contact the aforementioned.

Yours sincerely

This letter is approved but unsigned

Freeths LLP
Please respond by e-mail where possible

Enc.

Our ref: JOA/AV/PL/Dartford BC/D12

Your ref: 26/00267/VCON

Date: 30 March 2026

Fisher German LLP
Firn House
61 Church Street
Hungerford
RG17 0JH

[redacted]

[redacted]
Dartford Borough Council
Planning Dept

[redacted]

Dear [redacted]

ESSO PETROLEUM COMPANY LIMITED
APPLICATION REFERENCE: **26/00267/VCON**

RE: Erection of one and two storey buildings to provide a Neighbourhood Centre

Location: Stone Pit 1 Atlas Park London Road Stone

We have received notification of the above-mentioned planning application.

Our client, Esso Petroleum Limited, do have apparatus situated near the proposed works. Esso have no objections to the proposals so long as the enclosed 'Special Requirements for Safe Working' booklet and the covenants contained in the Deed of Grant are adhered to.

Yours sincerely

[redacted]

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ISO 9001 ISO 14001 ISO 27001 INTEGRATED MANAGEMENT

UKAS MANAGEMENT SYSTEMS 0015

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Our ref: JOA/AV/PL/Dartford BC/D12

Your ref: 26/00267/VCON

Fisher German LLP
Firn House
61 Church Street
Hungerford
RG17 0JH

[redacted]

Date: 30 March 2026

[redacted]

By email only:

Dear [redacted]

ESSO PETROLEUM COMPANY LIMITED
APPLICATION REFERENCE: **26/00267/VCON**

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Yours sincerely

[redacted]

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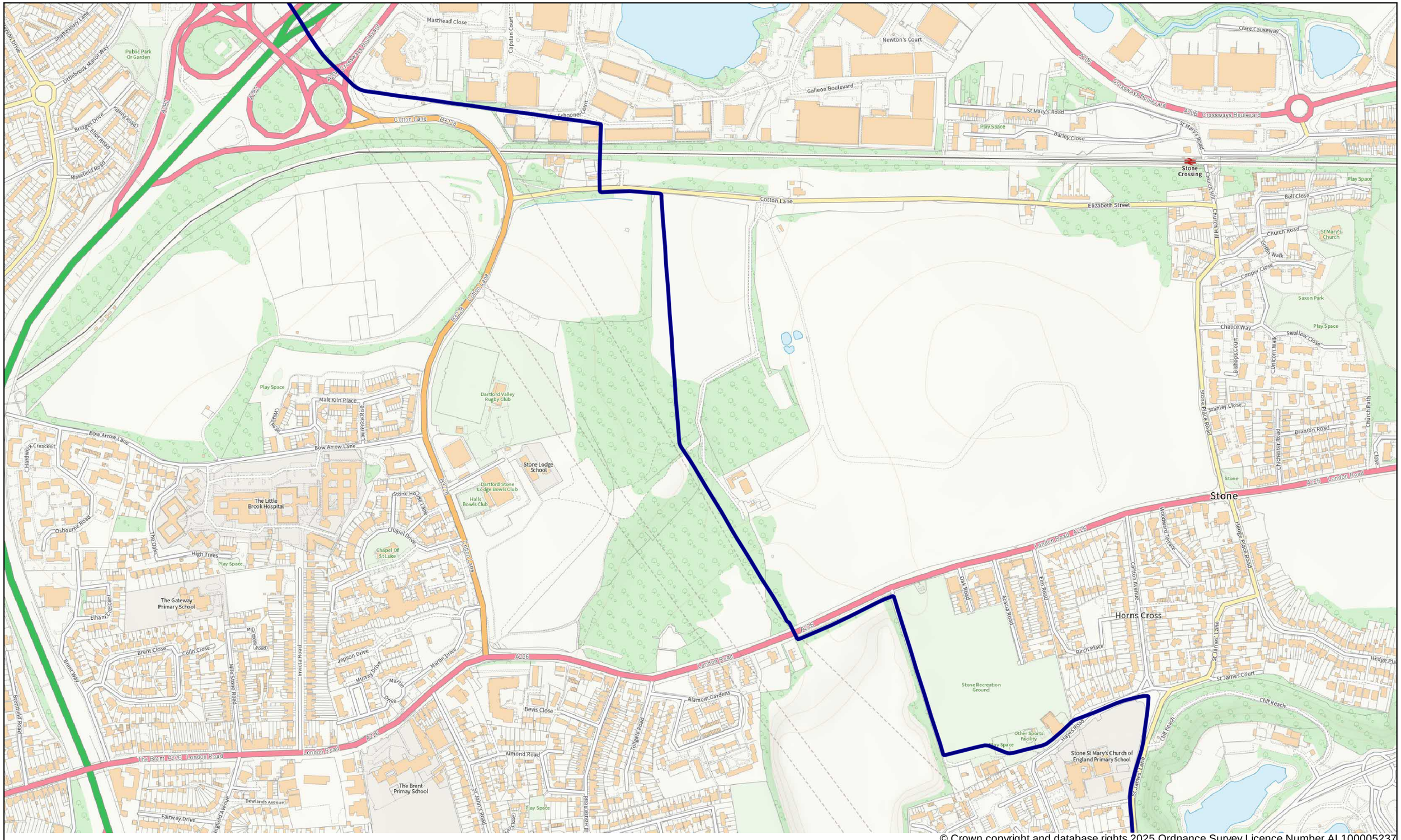

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WARNING

This drawing is not to be used for construction purposes. The location of the pipe must be verified and pegged by the pipeline operator before any excavation or construction begins.

For further details contact:
FISHER GERMAN on 0800 136 812

Ordnance Survey Licensed Mapping

FISHER GERMAN

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Esso

SOUTH EAST PIPELINE

Planning App 26/00267/VCON

Drawing Number			
Issue		East	556621
Status	Checked	North	174477
Date	30/03/2026	Not to scale	

LINEWATCH

Watch out - there's a pipeline about!

Revision No. 23.03

Pipeline Markers

Awareness and preparation is the key to safe excavation

Typical Pipeline Markers

BPA marker post

CATS marker post

Conoco Phillips marker post

EON marker post

EP Langage marker post

Essar marker post

Esso marker post

Exolum marker post

Humbly Grove Energy post

IGas marker plate

Ineos marker post

Ineos FPS marker post

Mainline marker post

Marchwood Power marker post

MJL marker post

Useful pipeline enquiry sites for free, quick online search of proposed work location and links to individual pipeline websites

www.lsbud.co.uk | www.linewatch.org.uk

Typical Pipeline Markers and Other Warnings

National Gas marker post

Oikos marker post

Petroineos marker post

Prax marker post

SABIC marker post

Shell marker post

UNIPER marker post

Pole warning marker

When the pipeline route has been located it will be marked with location pegs.

Post warning marker

Stile warning marker

Aerial Markers

Sometimes metal studs are used in roads and pathways

IMPORTANT

Marker posts only denote the presence of our pipelines. Never presume that the pipeline runs in a straight line between marker posts as there could either be a bend or the posts may have been moved without our knowledge.

DO NOT PRESUME ANYTHING; TELEPHONE OUR AGENTS AND WE WILL SEND SOMEONE TO VERIFY EXACTLY WHERE THE PIPELINE IS SITUATED.

Beware of posts with brass studs (such as the post above) which have cables connecting to the pipeline below.

CAUTION

THIS STRUCTURE IS IN CLOSE PROXIMITY TO A HIGH PRESSURE OIL PIPELINE.
BEFORE COMMENCING ANY EXCAVATION WORK PLEASE CALL
FREEFONE 0800 XXXXXX

You may find signs such as this on apparatus close to the pipeline.

WARNING

PIPELINE OFFSET BEHIND MARKER

The markers may not always be directly over the pipeline. In which case an additional warning sticker will indicate the direction of off-set.

Our pipelines are inspected regularly via aerial patrol. The above markers are typical examples of those used on field boundaries and road crossings.

For more information about Linewatch and our members visit
www.linewatch.org.uk

bpa · cats · evolum · ConocoPhillips · e·on · EP Langage Ltd · ESSAR · Esso · HUMBLY GROVE ENERGY · IGas Energy · INEOS · INEOS FPS · MAINLINE PIPELINES LIMITED · mjl · Marchwood Power · national gas transmission · OIKOS STORAGE LTD · petroineos · PRAX · Shell · سابك sabic · uniper

This form should be saved to your device and then completed using the free Adobe Acrobat Reader application or full version of Adobe Acrobat. Many internet browsers and other applications can display PDF files, but we cannot guarantee their compatibility in regard to these forms. We specifically advise users of Apple devices not to use 'Preview' because of known issues.

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.
There is a legacy version of the form for use in Wales: Download the legacy version of this form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at: https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See Planning Practice Guidance for CIL for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions).
Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Land Logical Power Ltd

Planning Portal Reference (if applicable): PP-14759187

Local authority planning application number (if allocated):

Site Address:

STONE PIT 1 ATLAS PARK, LONDON ROAD, STONE

Description of development:

Variation of Conditions 1, 2, 3, 4, 11,12,13,15, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 for minor material amendments to the footprint of the neighbourhood centre parcel and consequential changes to Phase 1 open space, in relation to Planning Permission Ref: 18/01611/FUL dated 20th September 2020 (Erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club to comprise of football/sports pitches with clubhouse (use class D2) and associated car park, floodlights, enabling land level changes with retaining walls and security fencing, a new internal access road from London Road and the provision of recreational open space with accesses from London Road and Stone Place Road).

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes
If 'Yes', please complete the rest of this question ☒

No
If 'No', you can skip to Question 3 ☐

b) Please enter the application reference number 18/01611/FUL

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐ No ☒

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☒

If you answered 'Yes' to either c) or d), please go to Question 5

If you answered 'No' to both c) and d), you can skip to Question 8

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes
If 'Yes', please complete the rest of this question ☐

No
If 'No', you can skip to Question 4 ☐

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to Question 8

If you answered 'No' to a), please go to Question 4

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☐ No ☐

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either a) or b), please go to Question 5

If you answered 'No' to both a) and b), you can skip to Question 8

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☐

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☐

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, and any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; or
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, AND any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, and any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; or
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☐

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, and any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; or
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new residential development (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is not liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☐ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new non-residential development?

Yes ☐ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv)Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes ☐	No ☐	Date: or Still in use: ☐
2					Yes ☐	No ☐	Date: or Still in use: ☐
3					Yes ☐	No ☐	Date: or Still in use: ☐
4					Yes ☐	No ☐	Date: or Still in use: ☐
Total floorspace							

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?

Yes ☐ No ☐

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Freeths on behalf of Land Logical Power Ltd

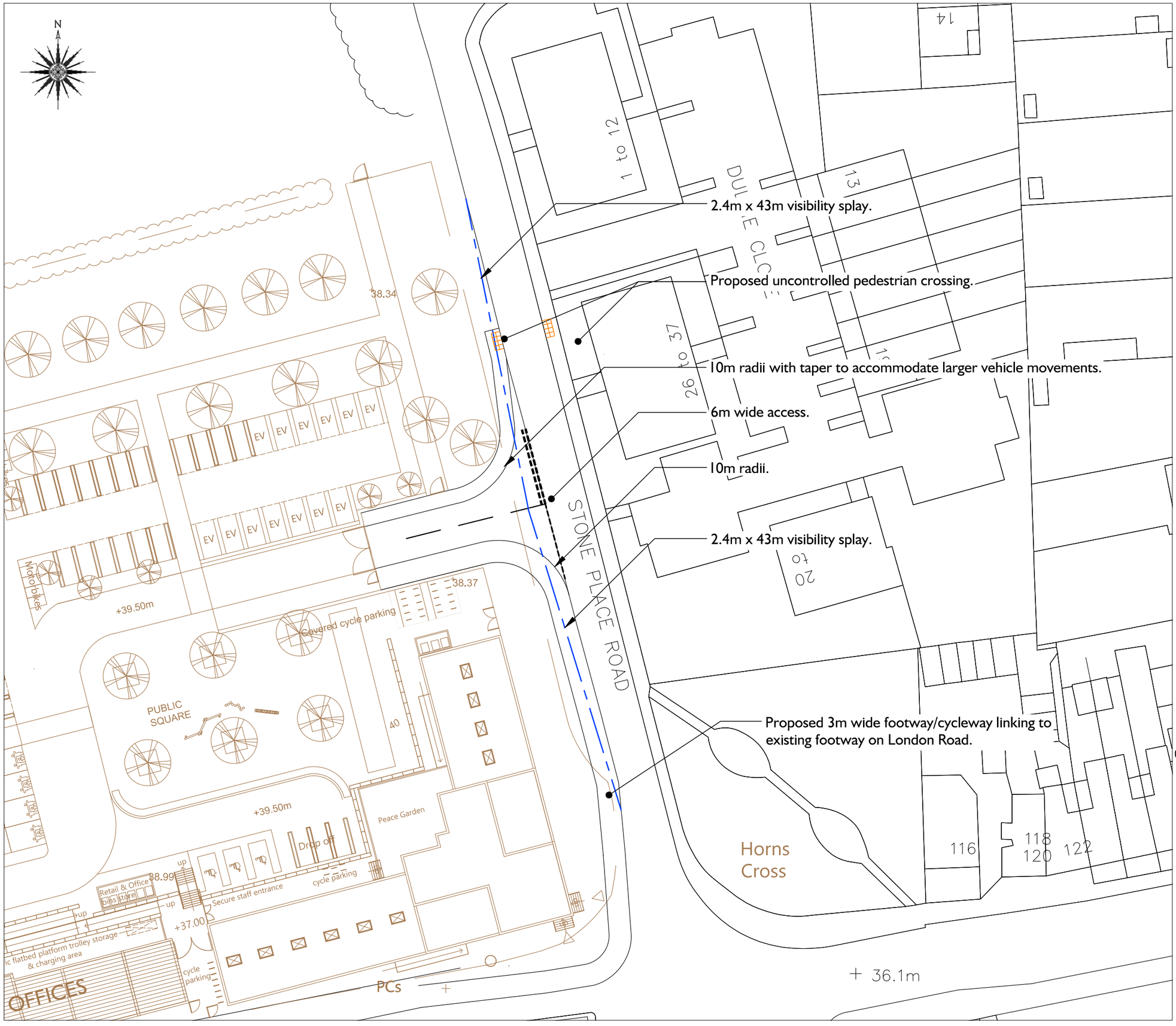
Date (DD/MM/YYYY). Date cannot be pre-application:

06/03/2026

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:



NOTES:

- Visibility splays measured to standards set out in 'Manual for Streets' where 43m visibility splays are required for a 30mph zone.

METRES

0 5 10 15 20 30 40

REVISION:	DATE:	DRAWN:
P4: PARKING AREAS AND LANDSCAPING AMENDMENTS	FEB 26	CW

PROJECT: ATLAS PARK, DARTFORD

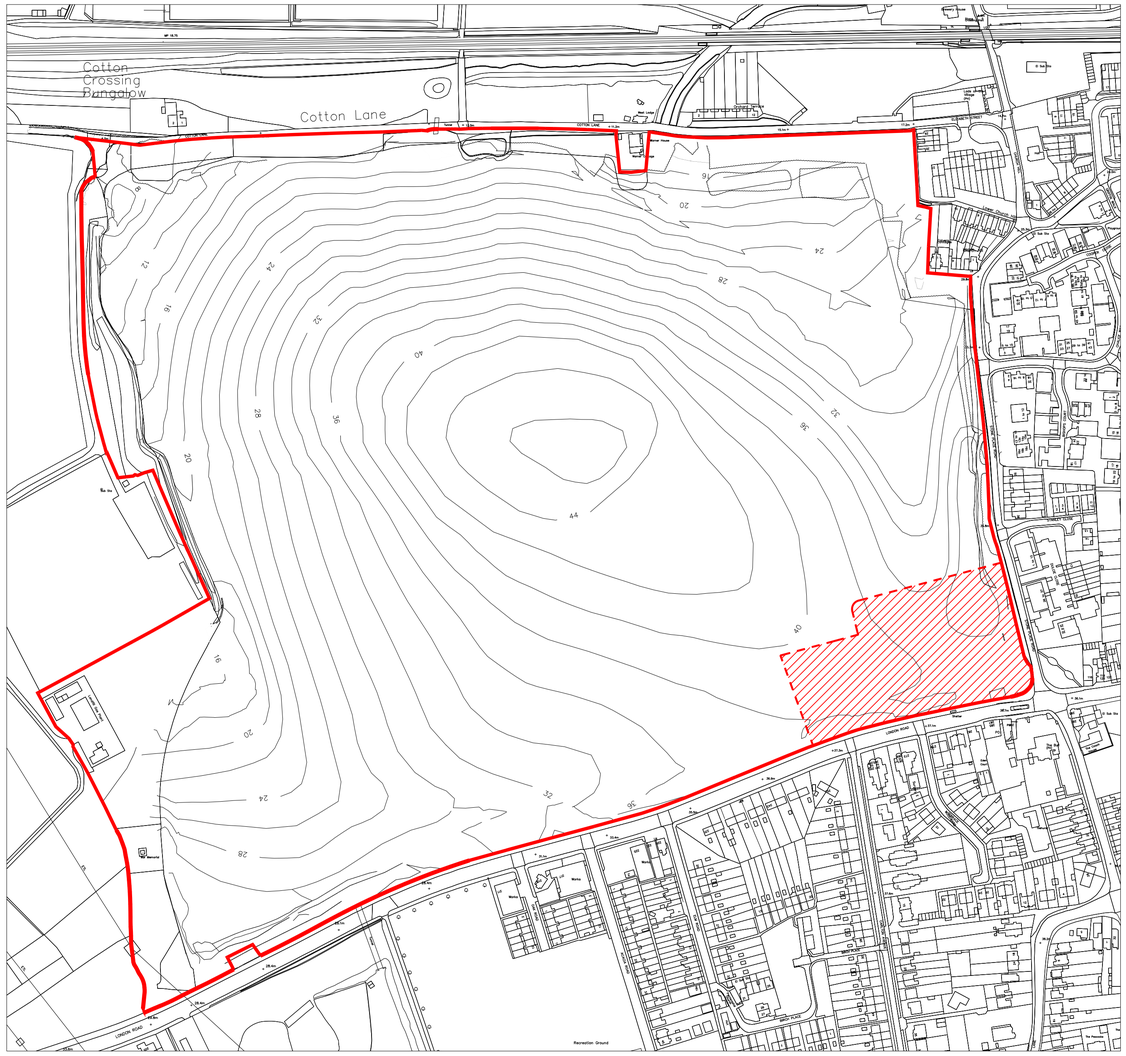
TITLE: ACCESS DESIGN

SCALE:	DATE:	DRAWN:	CHKD:
1:500(A3)	FEB 26	CW	

No.	REV.
H-01	P4

Unit 4 | Phillows Barns | Hammonds Road
Little Baddow | Essex | CM3 4BG
Tel: 01245 464681 | www.arcadyarchitects.co.uk

ARCADY ARCHITECTS



1 Location Plan
1 : 2500

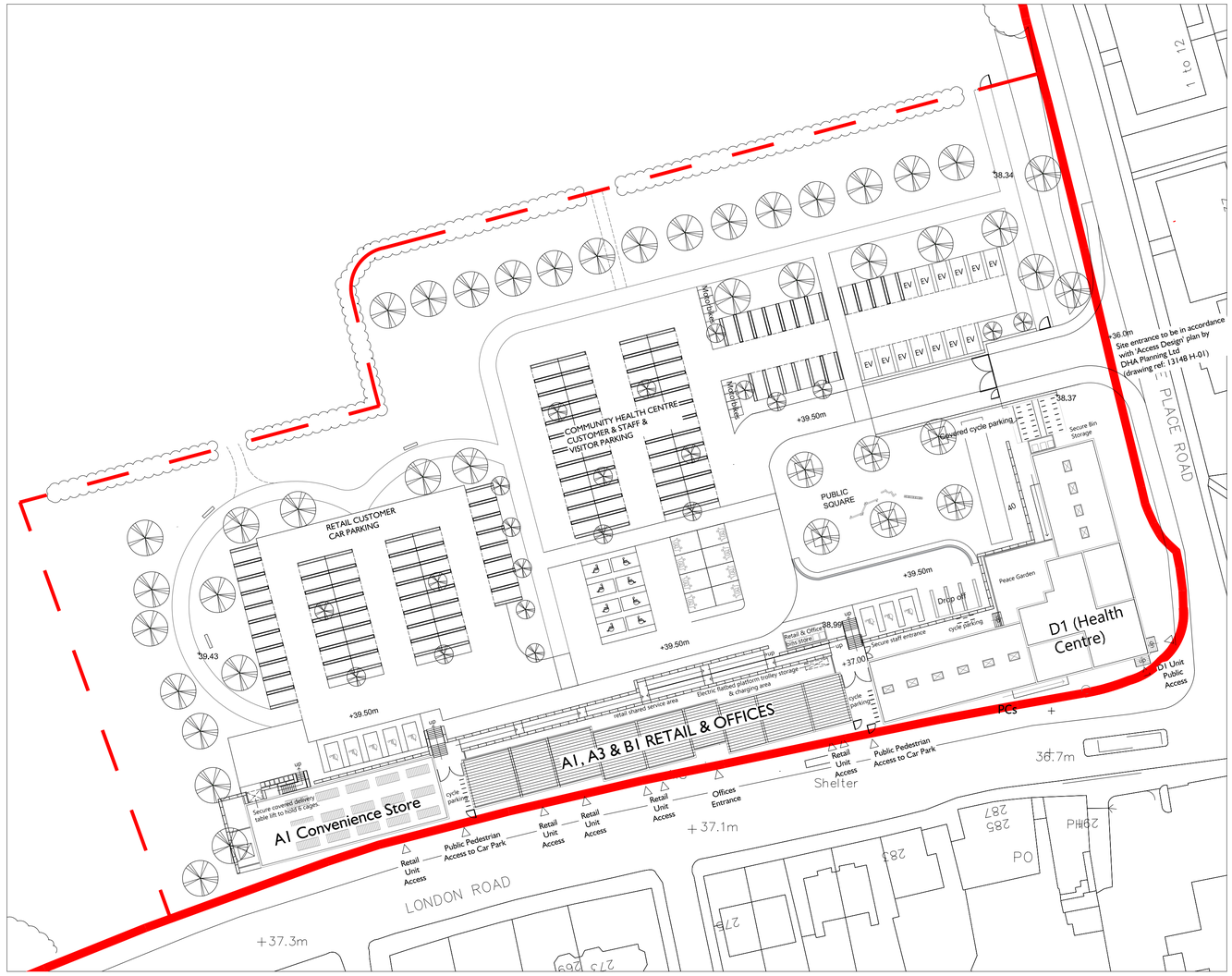
KEY

Application boundary

Neighbourhood Centre boundary

METRES

0 20 40 60 80 120 160 200



2 Site Plan
1 : 500

KEY

Application boundary

Neighbourhood Centre boundary

METRES

0 5 10 15 20 30 40 50

REV	REVISION:	DATE:	DRAWN:
B	PARKING AREAS AND LANDSCAPING AMENDMENTS	FEB 26	CW

PROJECT: ATLAS PARK, DARTFORD

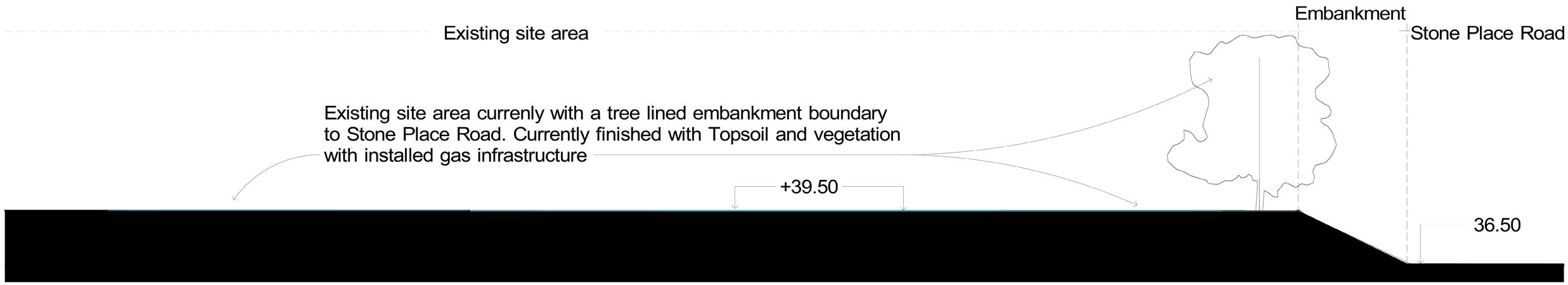
TITLE: LOCATION AND SITE PLANS

SCALE:	DATE:	DRAWN:	CHKD:
1:2500 1:500	FEB 26	CW	

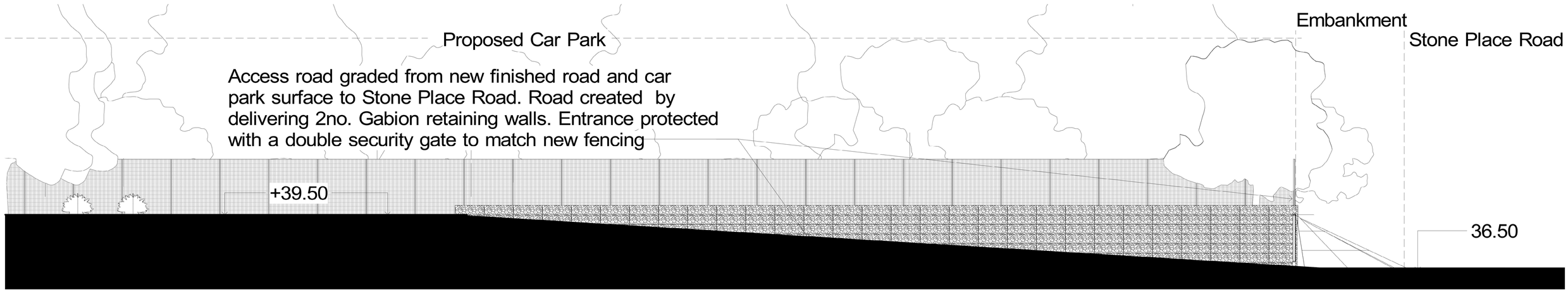
No. P100 | REV. B

Unit 4 | Phillows Barns | Hammonds Road
Little Baddow | Essex | CM3 4BG
Tel: 01245 464681 | www.arcadyarchitects.co.uk

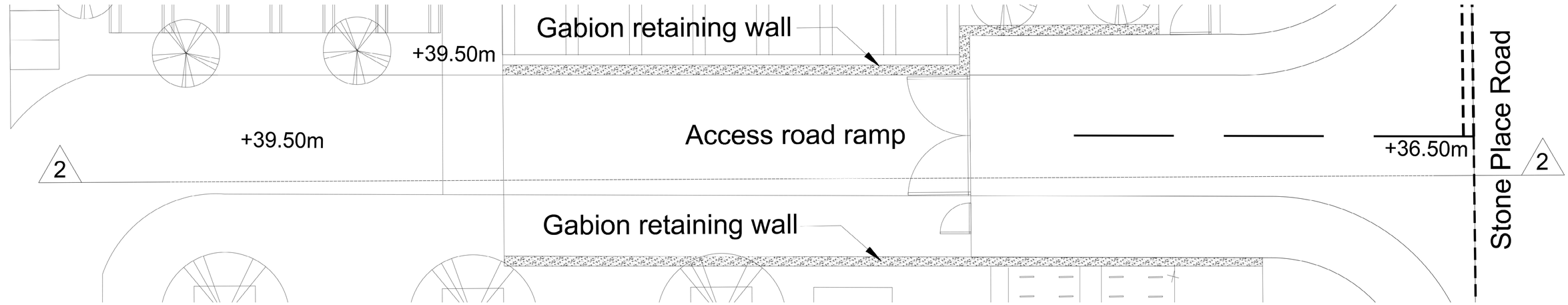
ARCADY ARCHITECTS


Existing site area
Embankment
Stone Place Road
Existing site area currenly with a tree lined embankment boundary to Stone Place Road. Currently finished with Topsoil and vegetation with installed gas infrastructure
+39.50
36.50

1 **Neighbourhod Centre - Access Road Exisitng**
1 : 100


Proposed Car Park
Embankment
Stone Place Road
Access road graded from new finished road and car park surface to Stone Place Road. Road created by delivering 2no. Gabion retaining walls. Entrance protected with a double security gate to match new fencing
+39.50
36.50

2 **Neighbourhod Centre - Access Road Proposed**
1 : 100



3 **Site Access Road Proposed Partial Plan**
1 : 100

METRES
0 1 2 3 4 6 8 10

REVISION:	REV A: PARKING AREAS AND LANDSCAPING AMENDMENTS	DATE: FEB26	DRAWN: CW

PROJECT: ATLAS PARK, DARTFORD

TITLE: ACCESS ROAD EXISTING AND PROPOSED SECTIONS

SCALE:	DATE:	DRAWN:	CHKD:
1:100 (A1)	FEB 26	CW	

No. P119 | REV: A

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ARCADY ARCHITECTS

Cotton Lane

Phase 2 open space

Summit viewpoint

Phase 1 open space

Existing Gas/ Site management centre (no change proposed)

Sports Estate (Football Club)

Community Orchard

Neighbourhood Centre

New pedestrian access point

New pedestrian/ vehicular access point

Access to War Memorial (Phase 2)

War Memorial

London Road

Stone Place Road

Phase 1 boundary

New Building

New Access Road

Area accessible to the public (1st phase)

Public Footpath PR0W DR9

New Pedestrian Links (1st phase)

Indicative future links (post restoration)

Existing planting

New woodland planting First phase

New mosaic scrub/ rough grassland with wildlife refuge features

New species-rich native hedgerow

Community orchard (traditional Kent varieties)

Focal point copse

Species-rich chalk grassland

SuDS/ wet areas

Proposed levels

Existing haul road retained for estate management

PLANNING

METRES 0 10 20 30 40 60 80

REV C: PARKING AREAS AND LANDSCAPING AMENDMENTS

PROJECT: ATLAS PARK, DARTFORD

TITLE: ATLAS PARK SITE LAYOUT PLAN

SCALE: 1:250 (A1) | DATE: FEB 26 | DRAWN: CW | CHKD:

No: RO343_P_GA_01 | REV: C

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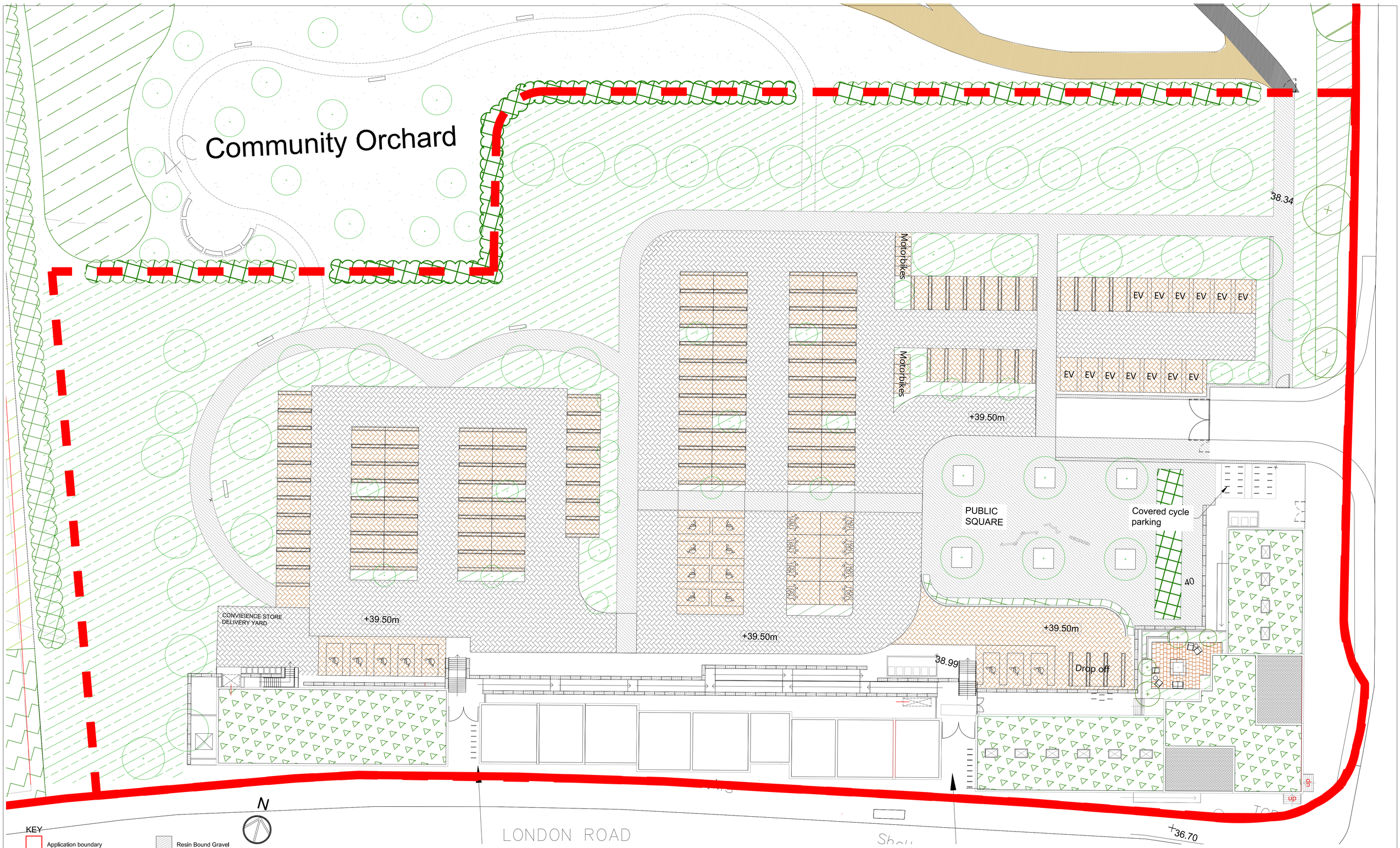

KEY

- Application boundary
- Neighbourhood Centre boundary
- Green roof
- Gabion wall
- Block paved peace garden
- Block paved car parking route: Charcoal
- Block paved car parking space: Brindle Demarcation: Natural
- Resin Bound Gravel
- Planting Bed
- New species-rich native hedgerow
- Community orchard (traditional Kent varieties)
- Entrance to Neighbourhood centre
- +39.50m Proposed levels
- 38.37 Existing levels

PLANNING

0m 10m 20m

SCALE 1:250 at A1

REV C: PARKING AREAS AND LANDSCAPING AMENDMENTS — JAN 26 — CW
REVISION: — DATE: — DRAWN:

PROJECT: ATLAS PARK, DARTFORD

TITLE: ATLAS PARK NEIGHBOURHOOD CENTRE

SCALE: 1:250 (A1) | DATE: FEB 26 | DRAWN: CW | CHKD:

No. RO343_P_GA_07_NC | REV. C

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ARCADY ARCHITECTS

Cotton Lane

Summit viewpoint

Existing Gas/ Site management centre (no change proposed)

Lagoon

Landfill Gas Point

War Memorial

Floodlit 3G pitch (Full-size)

Grass (Full-size)

Grass 5-aside

Grass 7-aside

Grass 9-aside

Cricket netting

Pavilion

Neighbourhood Centre

Stone Place Road

London Road

New pedestrian access point

New pedestrian access point

New pedestrian access point

New pedestrian access point

New pedestrian access point

New pedestrian/ vehicular access point

Phase 1 boundary

New Building

New Access Road

Area accessible to the public (1st phase)

Public Footpath
PR0W DR9

New Pedestrian Links (1st phase)

Indicative future links (post restoration)

Existing planting

New woodland planting
First phase

New mosaic scrub/ rough grassland with wildlife refuge features

New species-rich native hedgerow

Community orchard (traditional Kent varieties)

Focal point copse

Species-rich chalk grassland

SuDS/ wet areas

Proposed levels

Existing haul road retained for estate management

PLANNING

METRES
0 10 20 30 40 60 80

REVISION:

PROJECT:
ATLAS PARK, DARTFORD

TITLE:
ATLAS PARK LANDSCAPE MASTERPLAN

SCALE: 1:250 (A1) | DATE: FEB 26 | DRAWN: CW | CHKD:

No. RO343_P_GA_11 | REV.:

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Tel: 01245 464681 | www.arcadyarchitects.co.

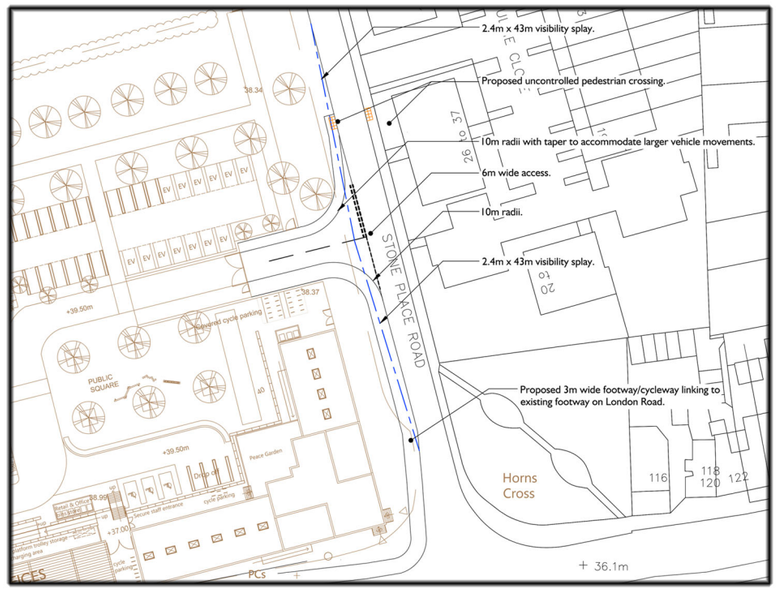
‘SPORTS ESTATE’, EXCLUDING PAVILION
DRAWING REFERENCES:
RO343_P_PP_02_GA_B
RO343_P_PP_04_SE_A
RO343_P_GA_06_SE_B
5894-DR12
5894-DR13
RO343_P_CS_05_A_15.03.19
RO343_P_GA_01_C

4 BLOCKS OF WOODLAND WITHIN PHASE 1 OPEN SPACE
DRAWING REFERENCES:
RO343_P_GA_11
RO343_P_PP_02_GA_B

STONE PLACE ROAD ENTRANCE
DRAWING REFERENCE:
H-01 REV.P4
(see drawing extract below)

Grass 5 -aside
Grass 5 -aside
Grass 7 -aside
Grass 5 -aside
Spectator Area
Runoff area
Coach parking
Floodlit 3G pitch (Full-size)
Recessed goal storage
Grass (Full-size)
Grass 9 -aside
Neighbourhood Centre
Stone Place Road
BISHOPS COURT
ANLEY CLOSE
DULCHE CLOSE
STONE PLACE ROAD
LONDON ROAD
London Road
New vehicular access point
New pedestrian access point
New pedestrian access point
New pedestrian access point
New pedestrian/ vehicular access point

Atlas Park Non-Material Amendment reference map (nts@A3)



Extract from drawing H-01
Stone Place Road Entrance (nts @A3)

REV A: PARKING AREAS AND LANDSCAPING AMENDMENTS		FEB 26	CW
REVISION:		DATE:	DRAWN:

PROJECT: ATLAS PARK, DARTFORD

TITLE: ATLAS PARK LANDSCAPE MASTERPLAN (EXTRACT)

SCALE:	DATE:	DRAWN:	CHKD:
NTS @A3	FEB 26	CW	

No.	REV.
RO343_P_GA_202	A

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ARCADY ARCHITECTS

N

Cotton Lane

Phase 2 open space

Phase 1 open space

Access to War Memorial (Phase 2)

Sports Estate (Football Club)

Community Orchard

KEY

- Application boundary
- Neighbourhood Centre boundary
- Phase 1 boundary

Existing

- Mixed woodland and hedgerow planting (refer to tree survey for details)

Proposed

- Woodland tree mix
  First phase
- Mosaic scrub mix
- Native hedgerow mix
- Community orchard
- Focal point copse
- Species-rich chalk grassland (chalk & Limestone Meadow Seed by Habitat Aid or Similar approved)
- Wetland mix
- Green roof
- Species rich grassland (Basic Meadow Seed mix by Habitat Aid or similar approved)
- Orchard meadow (Bumblebee Meadow Seed mix by Habitat Aid or similar approved)
- Amenity grass
- Ornamental planting mix (refer to dwg.R0343_C_PP_03 for details)
- Bird box
- Hibernaculum

PLANNING

METRES
0 10 20 30 40 60 80 100

REV B: PARKING AREAS AND LANDSCAPING AMENDMENTS — JAN 26 — CW
REVISION: — DATE: — DRAWN:

PROJECT: ATLAS PARK, DARTFORD

TITLE: ATLAS PARK
PLANTING PLAN - GA

SCALE: 1:1250 (A1) | DATE: FEB 26 | DRAWN: CW | CHKD:

No. R0343_P_PP_02 | REV. B

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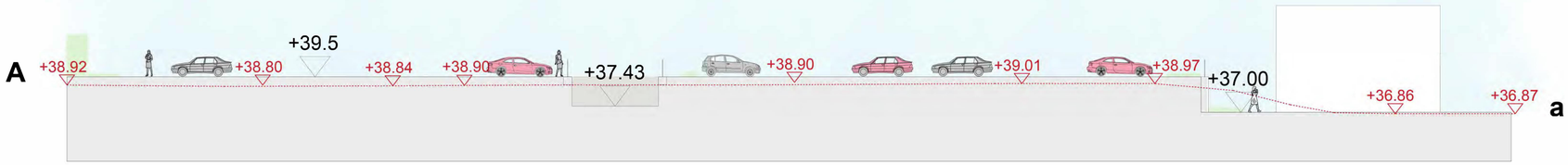
ARCADY ARCHITECTS



Car Park	Entrance Ramp	Car Park	Neighbourhood Centre

KEY

METRES

0 2 4 6 8 12 16 20

PLANNING

REVISION:	DATE:	DRAWN:
REV C: PARKING AREAS AND LANDSCAPING AMENDMENTS	JAN 26	CW

PROJECT: ATLAS PARK, DARTFORD

TITLE: ATLAS PARK NEIGHBOURHOOD CENTRE SECTIONS

SCALE:	DATE:	DRAWN:	CHKD:
1:200 (A1)	FEB 26	CW	

No. RO343_P_CS_10 REV: A

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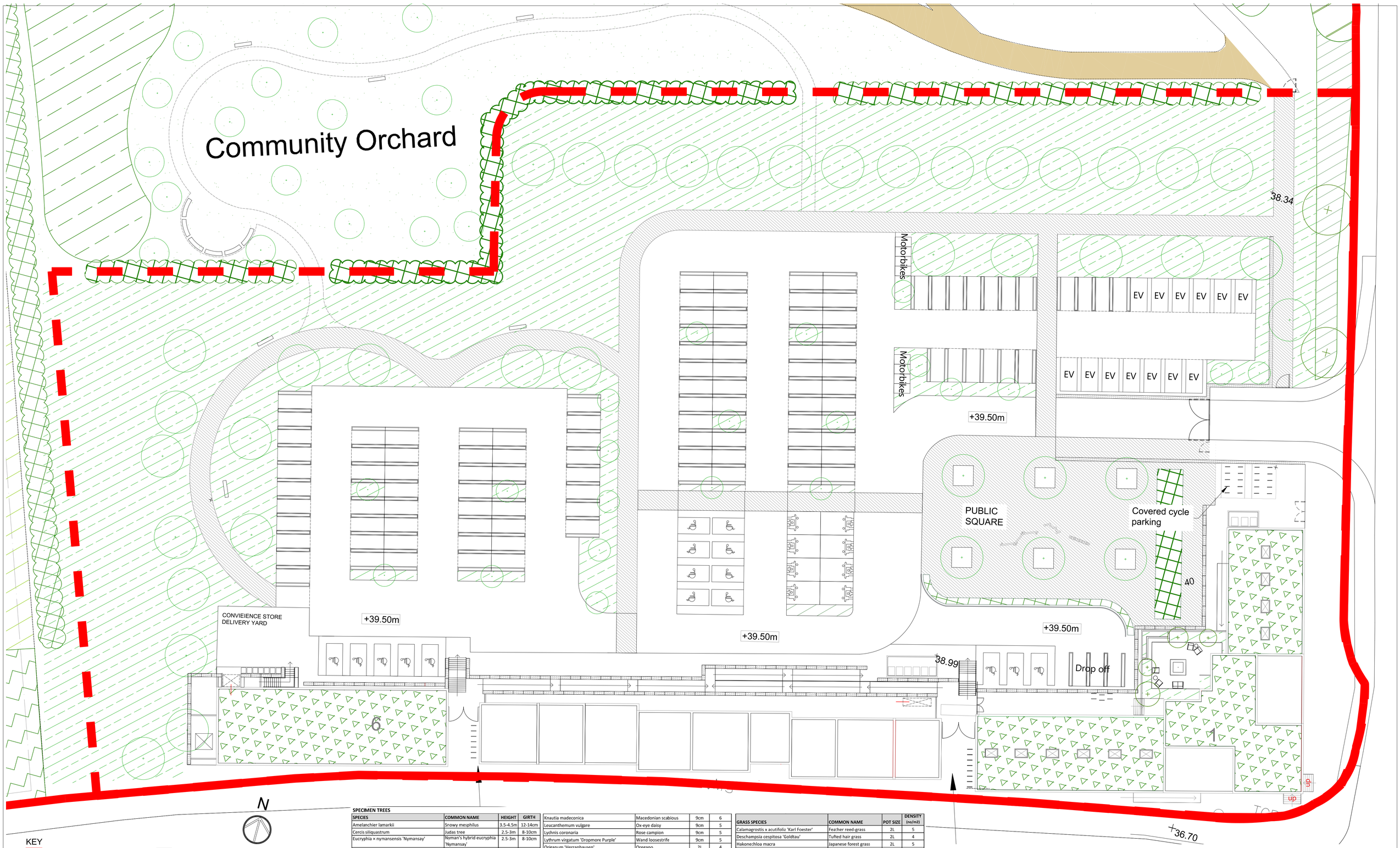
ARCADY ARCHITECTS



KEY

- Application boundary
- Neighbourhood Centre boundary

Existing

- Mixed woodland and hedgerow planting (refer to tree survey for details)

Proposed

- Native hedgerow mix
- Community orchard (refer to dwg. RO343_C_PP_02 (GA) for details)
- Specimen trees
- Green roof
- Orchard meadow (Bumblebee Meadow Seed mix by Habitat Aid or similar approved)
- Amenity grass
- Ornamental planting mix

SPECIMEN TREES

SPECIES	COMMON NAME	HEIGHT	GIRTH
Amelanchier lamarkii	Snowy mespilus	3.5-4.5m	12-14cm
Cercis siliquastrum	Judas tree	2.5-3m	8-10cm
Eucryphia x nymansensis 'Nymansay'	Nyman's hybrid eucryphia 'Nymansay'	2.5-3m	8-10cm
Malus transitoria	Cut-leaf crab apple	2-3m	Multistem
Prunus x yedoensis	Yoshino cherry	3-4m	14-16cm
Zelkova serrata	Keaki	3-4m	14-16cm

ORNAMENTAL PLANTING MIX

HERBACEOUS SPECIES	COMMON NAME	POT SIZE	DENSITY (no/m2)
Agastache 'Blue Fortune'	Giant hyssop	9cm	5
Armeria maritima	Thrift	9cm	6
Astrartia 'Ruby Wedding'	Masterwort	9cm	6
Dianthus carthusianorum	Carthusian pink	9cm	5
Echinacea purpurea 'Kim's Knee High'	Purple coneflower	9cm	6
Echinops ritro 'Veitch's Blue'	Blue hedgehog	9cm	6
Erysimum 'Bowles's Mauve'	Wallflower	9cm	5
Eryngium bourgatii 'Picos Blue'	Mediterranean sea holly	9cm	5
Euphorbia amygdaloides var. robbiae	Mrs Robb's bonnet	9cm	7
Geranium 'Patricia'	Geranium Patricia	9cm	6
Knautia madeconica	Macedonian scabious	9cm	6
Leucanthemum vulgare	Ox-eye daisy	9cm	5
Lychnis coronaria	Rose campion	9cm	5
Lythrum virgatum 'Dropmore Purple'	Wand loosestrife	9cm	5
Origanum 'Herranhausen'	Oregano	2L	4
Penstemon 'Raven'	Beard tongue penstemon	9cm	6
Persicaria amplexicaulis 'Firedance'	Red bistort 'Firedance'	9cm	4
Phlomis italica	Balearic Island sage	2L	5
Rudbeckia fulgida var. sullivantii 'Goldsturm'	Coneflower 'Goldsturm'	9cm	6
Salvia x jamensis 'Raspberry Royale'	Salvia	9cm	5
Salvia nemerosa 'Amethyst'	Woodland sage	9cm	6
Salvia x sylvestris 'Blauhugel'	Woodland sage	9cm	6
Sedum hybridge 'Mohrchen'	Stonecrop	2L	5
Stachys 'Hummelo'	Betony 'Hummelo'	9cm	6
Sanguisorba tenuifolia 'Bordeaux'	Burnet	9cm	5
Scabiosa columbaria	Small Scabious	9cm	7
Sisyrinchium striatum	Mexican satin flower	9cm	5
Veronicastrum virginicum 'Fascination'	Culver's root	9cm	6
Verbena bonariensis	Argentinian vervain	9cm	6

GRASS SPECIES	COMMON NAME	POT SIZE	DENSITY (no/m2)
Calamagrostis x acutifolia 'Karl Foester'	Feather reed-grass	2L	5
Deschampsia cespitosa 'Goldtau'	Tufted hair grass	2L	4
Hakonechloa macra	Japanese forest grass	2L	5
Melica ciliata	Silky-spike melic	2L	5
Muhlenbergia capillaris	Muhly grass	2L	4
Sporobolus heterolepis	Prairie dropseed	2L	5
Pennisetum villosum	Feachertop	3L	4
SHRUB SPECIES	**COMMON NAME**	**POT SIZE**	**DENSITY (no/m2)**
Choisya ternata 'Aztec Pearl'	Mexican orange blossom	3L	5
Daphne bholua 'Alba'	Nepalese paper plant	3L	3
Lavandula angustifolia	Lavender	2L	6
Nandina domestica	Sacred bamboo	3L	5
Viburnum plicatum f. tomentosum 'Kilimanjaro Sunrise'	Japanese snowball	2L	3
CLIMBER SPECIES	**COMMON NAME**	**POT SIZE**	**DENSITY (no/lm)**
Trachelospermum jasminoides	Star jasmine	3L	2
BULB SPECIES	**COMMON NAME**	**SIZE**	**DENSITY (no/m2)**
Allium christophii	Star of Persia	11/12	10
Allium sphaerocephalon	Round-headed garlic	5/-	15-20

PLANNING

0m 10m 20m

SCALE 1:250 at A1

REV B: PARKING AREAS AND LANDSCAPING AMENDMENTS — JAN 26 — CW
REVISION: — DATE: — DRAWN:

PROJECT: ATLAS PARK, DARTFORD

TITLE: ATLAS PARK PLANTING PLAN - NEIGHBOURHOOD CENTRE

SCALE: 1:250 (A1) | DATE: FEB 26 | DRAWN: CW | CHKD:

No. RO343_P_PP_03_NC | REV. B

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Tel: 01245 464681 | www.arcadyarchitects.co.uk

ARCADY ARCHITECTS

Our Reference: TPES/83970

[redacted]
Dartford Borough Council
Civic Centre, Home Gardens
Dartford
DA1 1DR

St Marys Cray
2 Leesons Hill
Orpington
BR5 2TN

[redacted]

26 March 2026

Re: Dartford Borough Council(26/00267/VCON) - Planning applications/Commercial/industrial - Closest Address: Stone Pit 1 Atlas Park London Road Stone

LSBUD Reference: Emailed directly

Dear [redacted],

Thank you for your enquiry , there is a high pressure pipeline in the vicinity of your works. Your proposals would require the exact location of this pipeline and other SGN assets to be located before any work commences, either by electronic detection or by hand excavated trial holes as specified in the attached SW/2 document. These works must be supervised by an SGN representative, please contact [redacted] to arrange a pre-works site visit and any future supervision. We would like to reiterate that no works should be carried out within the vicinity of a high pressure pipeline until consultation with an SGN representative has occurred. We thank you for your patience at this time

Please note that no mechanical excavations are permitted within 3m of the pipeline at any time.

This pipeline is registered with the Health and Safety Executive as a Major Accident Hazard Pipeline.

SGN High Pressure Gas Pipelines in the vicinity of your works

Pipeline Number	Pressure Regime	Building Proximity Distance (Zone 1)
GM11	HP	3.0

This table does not include SGN's low medium and intermediate pressure assets, which may be in the vicinity.

Building Proximity Distance

The building proximity distance (Zone 1) for the pipeline is shown in the table above for all our high pressure gas pipelines in the vicinity of your works. This should not however be confused with the HSE consultation zones 2 & 3 which will be considerably greater, further guidance of the requirements can be found in HSE Document: PADHI: HSE's Land Use Planning Methodology. Zone 1 is a safety factor with reference to habitable buildings as recommended by IGE TD/1. It is calculated from the diameter, material, wall thickness and pressure of the particular pipeline. Under Pipeline Safety Regulations 1996 this distance is declared to the HSE. Any intrusion within this safety zone will not be taken lightly and any intention to proceed should be accompanied by a risk assessment or provision of other supporting evidence, especially in the event of any legal proceedings at a later date.

Vehicle Crossing

Vehicle crossings over the pipeline must be kept to a minimum and must cross at 90 degrees. The crossing will require agreement with SGN and may require design and calculations, as evidence to prove there is minimal added stress to the pipeline. Method statements must be agreed before works commence.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW/2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence. Further guidance / restrictions are detailed below:

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.
7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before

work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed.

8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.
9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.
10. Intrusive construction methods will require an agreed method statement prior to work starting.
11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.
12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

Please note that further restrictions on activities may need to be imposed as a result of a site inspection.

For any further information please contact SGN on the details above.

Yours Sincerely,

[redacted]
Team Manager

SCALE: 1 : 8613

USER ID: WL910498

DATE: 26/03/2026

GRID REFERENCE:
E556912, N174469, TQ569744

LP MAINS

MP MAINS

IP MAINS

LHP MAINS

IGTs SSSIs

Some examples of Plant Items

Valve Syphon Depth of Cover Diameter Change Material Change

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes /assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 08009121722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G) 47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub -contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

SMELL GAS? CALL 0800 111 999

Map version: 2.13.3

Issued by: Scotia Gas Networks Ltd

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Background data © OpenStreetMap contributors via the Open Database License.

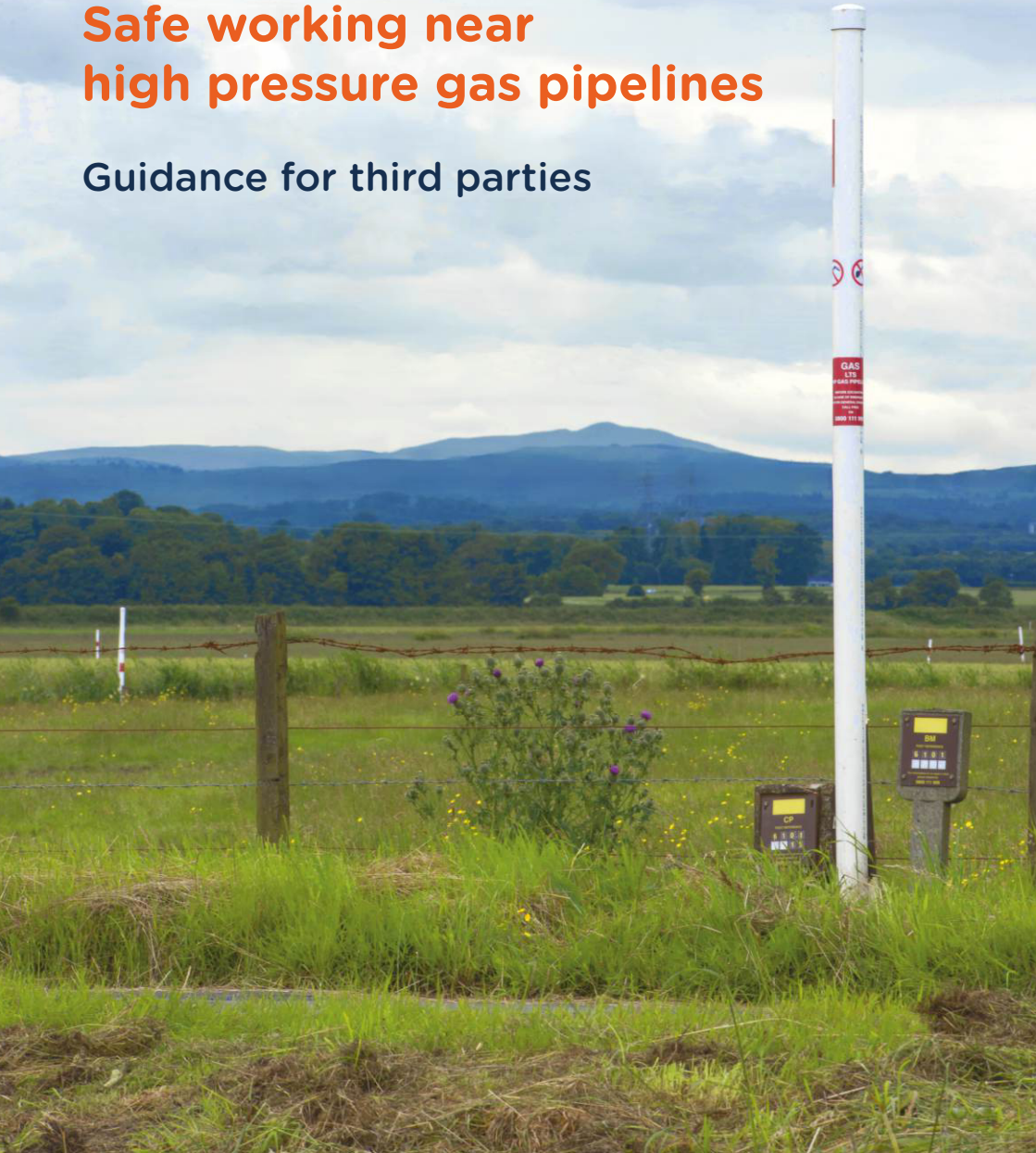
SGN

SGN

Your gas. Our network.

Safe working near high pressure gas pipelines

Guidance for third parties



SGN
Caution
Underground Gas Pipe
Hand Dig Only
Gas Escapes
0800-111-999

No:

Legal duties

Pipeline Safety Regulations 1996, regulation 15 states:

'No person shall cause such damage to a pipeline as may give rise to a danger to persons.'

The Health and Safety Executive (HSE) will investigate any incident of damage to a high pressure pipeline. High pressure gas pipelines are defined as Major Accident Hazard Pipelines and it is a criminal offence to damage them.

The HSE guidance document HSG47 'Avoiding danger from underground services' highlights the dangers of working near underground services. The document also places a requirement on all contractors to contact the relevant utility and service providers when work is planned in the vicinity and to adhere to the specific requirement of the pipeline operator when working near pipelines.

Damage to pipelines can result in fatal or severe injury. Adhering to the specific guidance provided by SGN and liaising with SGN's representatives throughout will ensure safe working near pipelines.

Application of SGN/WI/SW/2

Our procedure for safe working in the vicinity of high pressure pipelines is SGN/WI/SW/2, this procedure applies to all excavation work in the vicinity of our high pressure pipelines. The preferred method for excavating in the vicinity of high pressure pipelines is to hand dig. This is to protect all workers in the area from the consequences of any potential excavator strike and to ensure the continued integrity of the pipeline.

There are scenarios in which mechanical excavators can be permitted but approval to use such plant can only be given by one of our Authorising Engineers and is subject to a detailed site-specific risk assessment and method statement detailing each aspect of the works. For any mechanical excavator use in the vicinity of the pipeline, or for the use of any powered hand tools an SGN Permit to Work must be issued.

For any mechanical excavation in the hazard zones an SGN SW/2 Technician **must** be on site to monitor the works at all times. No mechanical excavation is permitted in the hazard zone (see page 4) without the SGN SW/2 Technician being present. Hand excavated trial holes must be completed to prove depth and location of the pipeline prior to any works commencing.

Hazard and danger zones

The hazard and danger zones are established and marked out on site by the SGN SW/2 Technician. These zones are established to protect the pipeline from any unintended damage. Encroaching on these zones can result in damage to a pipeline which can lead to fatal injury.

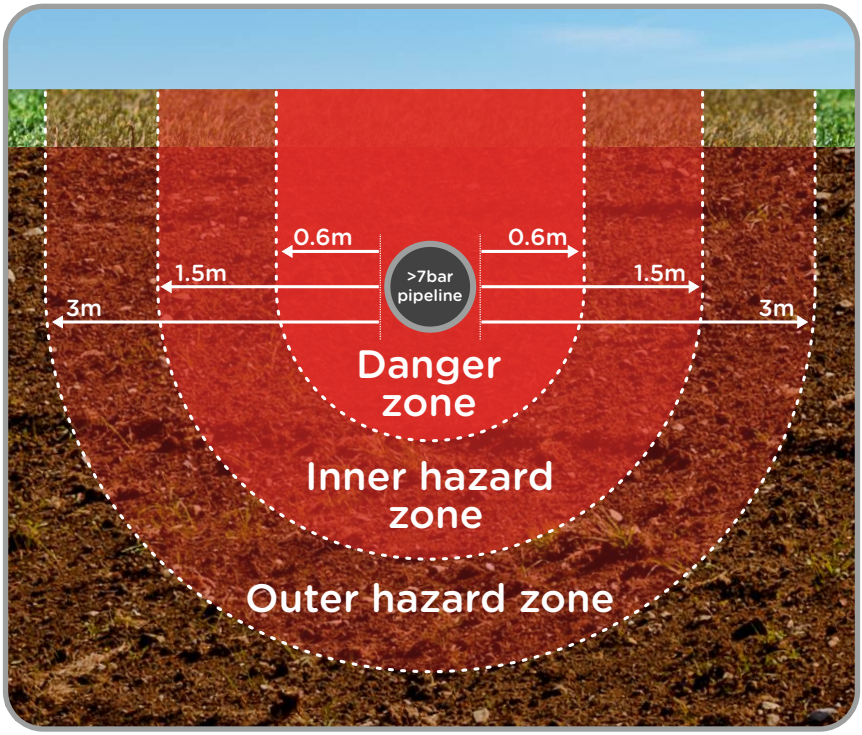


Figure 1. Cross section example hazard and danger zones

The SGN SW/2 Technician will explain these markings and zones to the controller of works (on site) to ensure they are understood prior to planning the works and confirm them to the Nominated Responsible Person/team leader on site before any work begins.

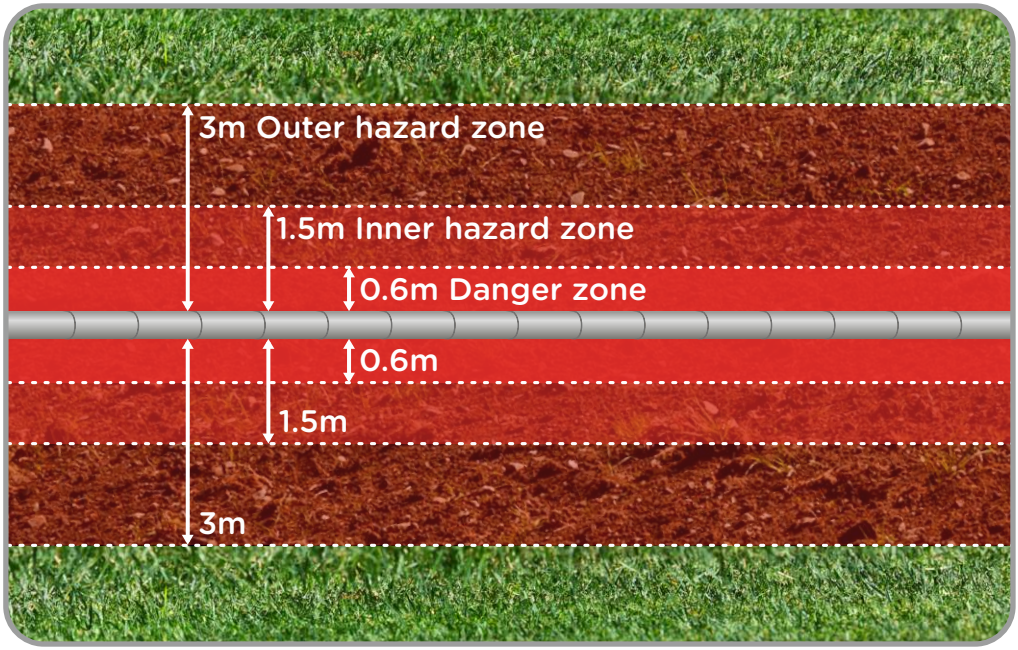


Figure 2. Aerial example of hazard and danger zones

Roles and responsibilities

Who's who and who's responsible for what:

- **SGN SW/2 Technician**
- **Authorising Engineer**
- **Controller of the works**
- **Nominated Responsible Person**

SGN SW/2 Technician

The SGN SW/2 Technician is SGN's representative and primary point of contact on site for anyone planning work near Major Accident Hazard Pipelines, the SGN SW/2 Technician's responsibilities include:

- liaising with those undertaking the works
- ensuring all pipeline records and plans have been obtained
- locating and marking the pipeline
- establishing the 'hazard zones' and 'danger zone'
- monitoring activities in the hazard and danger zones
- stopping the work if the pipeline is at risk

The SGN SW/2 Technician **must** be on site to monitor works during any of the following activities:

- all works requiring a Permit to Work
- excavation of trial holes
- top soil stripping
- use of mechanical excavators in the hazard zones
- use of powered hand tools in the inner hazard zone and danger zone
- use of vacuum excavators in the hazard and danger zones
- use of trenchless technologies in the hazard and danger zones

Authorising Engineer

- an Authorising Engineer is a highly trained and competent engineer, registered on SGN's Safe Control of Operations system, with authority to issue a Permit to Work for activities in proximity to high pressure assets
- reviews risk assessments and method statements for the planned works

Authorising Engineer cont.

- confirms the Nominated Responsible Person fully understands the method statement and Permit to Work
- issues Permit to Work to the Nominated Responsible Person on site
- **cannot authorise** mechanical excavation in the danger zone
- briefs the Nominated Responsible Person and SGN SW/2 Technician on the permitted methods of working
- **must** authorise any change to the method statement or Permit to Work

Controller of works

Representative from the principal contractor or main contractor with overall responsibility for the safe delivery of the planned works, the controller of works responsibilities include:

- providing the method statements to SGN for agreement for the planned works
- ensuring all operatives involved understand the method statements
- ensuring all operatives [including machine operators] are suitably competent and experienced for the roles they are carrying out
- ensuring suitable arrangements are in place for supervision and monitoring of the works (in addition to the role of the SGN SW/2 Technician), including works undertaken by sub-contractors
- nominating a suitable Nominated Responsible Person (if a Permit to Work is required)

Nominated Responsible Person

The Nominated Responsible Person is put forward as the representative of the third party, and approved by SGN, to receive the Permit to Work for the planned activities and with the following responsibilities:

- briefing all workers and machine operators on the safe working practices
- **must** be on site at all times while work is carried out
- **must** be in direct control of the workers and machine operators
- **must** ensure the SGN Permit to Work and agreed method statement is complied with
- **must** ensure SGN's SW/2 procedure is complied with
- **does not** have any authority to deviate or change the agreed method of working

Fittings and standpipes

High pressure gas pipelines have various fittings and connection points which are particularly vulnerable to damage. These fittings protrude from the pipeline and mechanical excavators **must not** be used within a 1.5m radius of fittings and standpipes.

Fittings and standpipes **must** only be excavated by hand excavation. A Permit to Work is required if **powered hand tools** need to be used.

Hand dug trial holes **must** be undertaken to locate and confirm the position of fittings and standpipes if a mechanical excavator is to be used within the hazard zones. An SGN SW/2 Technician **must** be on site when trial holes are dug or when any excavation work is being undertaken near to fittings and standpipes, even if a Permit to Work has been issued.

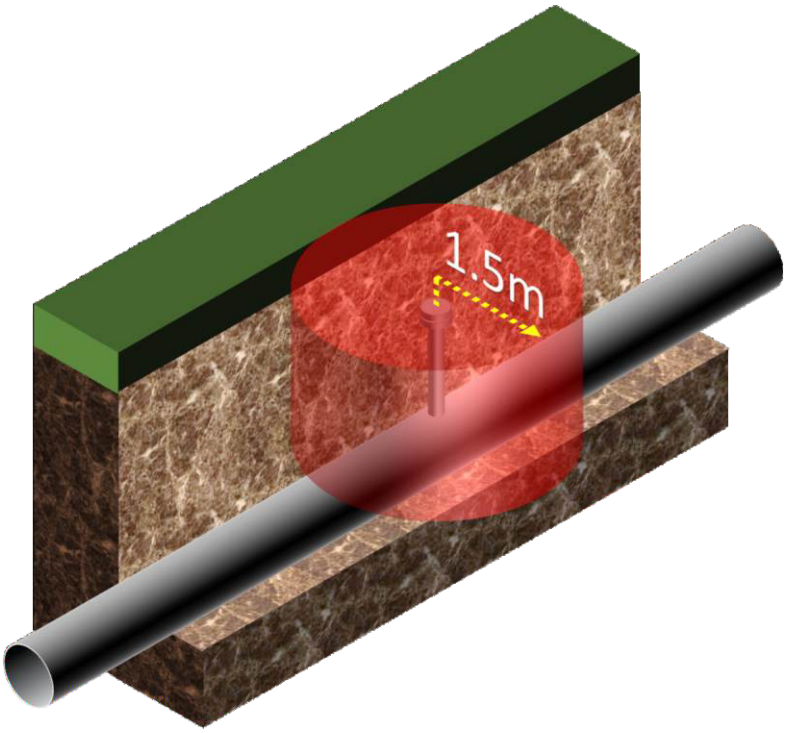


Figure 3. Minimum proximity to fittings

Permits to Work

A Permit to Work is an essential control measure for high risk activities. An SGN Permit to Work is required for the following activities:

- mechanical excavation inside the hazard zones - including backfilling
- use of powered hand tools inside the inner hazard zone and danger zone, including vibro-tampers for backfilling
- use of vacuum excavators in the hazard and danger zones
- any ‘trenchless techniques’ within, through or under the hazard zones
- any ‘hot works’ ie welding, cutting, burning within the easement
- highways surface removal in the hazard and danger zones

A Permit to Work **must** be issued:

- on site where the activity will be undertaken
- by an SGN SCO registered Authorising Engineer competent in SW/2 activities
- to the Nominated Responsible Person
- with reference to a site specific method statement

The Authorising Engineer will brief the Nominated Responsible Person and the SGN SW/2 Technician on the Permit to Work and the specific requirements of the works. The SGN SW/2 Technician and Nominated Responsible Person **must** then ensure that all those involved in the works have a clear understanding of their role and responsibilities for the duration of the work.

Pipeline location

The SGN SW/2 Technician will locate and mark the pipeline route and associated zones. Markers will be placed at 3m intervals, at all bends and extend 15m in all directions from the planned excavations site.

The SGN SW/2 Technician will regularly monitor and maintain pipeline markers, especially during the course of longer duration works or works where markers or ground paint are more likely to be disturbed.

If pipeline markers are disturbed the SGN SW/2 Technician **must** be consulted to re-establish the markers in the correct location.

Trial holes

Trial holes are used to confirm the location and depth of a pipeline. If a mechanical excavator is to be used in the hazard zones, trial holes excavations **must** be carried out. All trial holes must be hand excavated. It is the responsibility of the SGN Authorising Engineer to decide how many trial holes are required. All indicated direction and depth changes **must** all be investigated and confirmed with trial holes. All trial holes **must** be monitored by an SGN SW/2 Technician.

If the planned works are outside the hazard zones, trial holes may still be required, it is the decision of the SGN SW/2 Technician to assess the need for trial holes outside the hazard zones.

Site-specific risk assessments

All risk assessments for work near a Major Accident Hazard Pipeline must be site-specific and **must** take into account the following:

- the proximity of the planned works to the pipeline
- the size and types of powered machines
- the activity to be undertaken in close proximity to the pipeline

Risk assessments **must** be regularly reviewed and amended accordingly if:

- site conditions change
- the activity changes
- the operatives involved or the mechanical plant changes
- the works are of long duration

Specific activities

Powered hand tools

A Permit to Work is required when using powered hand tools in the inner hazard zone or the danger zone.

The permissible proximity to the pipe will be specified by the Authorising Engineer.

Top soil stripping

- SGN SW/2 Technician **must** be on site
- applies only to work site areas not discrete excavations
- **must not** be undertaken within 3.0m of fittings/standpipes - the position of these **must** be confirmed by hand excavation
- toothless buckets **must** be used
- Permit to Work is required if a depth greater than 250mm is to be removed

Mechanical excavation

- no mechanical excavation is permitted within the danger zone, with the exception of top soil stripping
- a Permit to Work is required for all mechanical excavation in the hazard zones
- the SGN SW/2 Technician **must** be on site when used in the hazard zones
- **must not** be authorised for use within 1.5m of fittings and standpipes
- **must not** reach over or across the pipeline
- **must not** pull towards the pipeline
- **must** use toothless buckets
- use minimum sized buckets
- a banksman **must** be used at all times

Mechanical assistance

Mechanical assistance is when an excavator is used to assist in removing previously excavated spoil ie hand digging and placing the material into the excavator bucket. This is to aid in excavating without allowing the excavator to intrusively remove spoil. Mechanical assistance can be permitted subject to the following requirements:

- the SGN SW/2 Technician **must** be on site to monitor all works
- a Permit to Work is required within the hazard zones
- the machine **must not** lift over the pipe
- **must not** be used near fittings and standpipes

Vacuum excavators

Vacuum excavators can be used to assist in excavating near Major Accident Hazard Pipelines subject to the following conditions:

- a Permit to Work is required within the hazard and danger zones
- the position and depth of the pipeline **must** first be confirmed hand excavated trial holes
- toothed hoses **must not** be used unless authorised by SGN

Backfilling

The SGN SW/2 Technician **must** be present for all backfilling activities. If any backfilling is carried out without the SGN SW/2 Technician present the pipe must be re-excavated to check for damage.

All backfilling operations must be fully detailed in the method statement for the works, specifically the sequence of works and the plant types to be used. Compaction plant can pose a risk to pipeline integrity and as such a minimum of 600mm of hand placed and hand packed material must be in place prior to any plant being introduced. Only lightweight compaction plant can be used initially, until a total of 900mm of evenly compacted material is in place over the pipeline. The proximity distances are measured from the top most part of the pipeline, including any fittings or connections.

A Permit to Work is required for backfilling works that involve any of the following:

- mechanical excavators assisting in the hazard and danger zones
- hand operated vibro-tampers in the inner hazard and danger zones
- vibrating rollers in the hazard and danger zones
- any lifting operations ie lifting of plant or materials into the excavation

Damage to pipelines

Any damage to a high pressure pipeline or the pipeline coating can affect its integrity and can result in immediate or delayed failure, potentially causing severe or fatal injury.

All damage to a pipeline or a pipeline coating, however minor, **must** be reported to SGN via the SGN Gas Control room (0845 073 7953) **immediately.**

All work on site should **stop immediately** and the work area **must** be evacuated. **No one must approach the site and no one must attempt to stop the leak.**

Contact details

SGN SW/2 Technician name _____

SGN SW/2 Technician phone number _____

Gas emergency number: 0800 111 999

Booklet no:

Appendix A

Date _____

I/We (Third party) _____

Hereby acknowledge receipt of the SGN document 'Safe working near high pressure gas pipelines - Guidance for third parties.'

I/we confirm that we have read and understood the terms of the document and understand that non-compliance may result in damage to the pipeline in contravention of the Pipeline Safety Regulations 1996.

I/we confirm that we will contact SGN prior to any works commencing in the vicinity of a pipeline in order to plan and agree working and restrictions.

I/we hereby undertake to comply with all restrictions and advice provided by SGN prior to, during and following all planned works and to keep SGN advised of any changes, alterations or amendments to the planned works.

Signed (Third party)

_____

Full name of signatory (please print)

_____

Address _____

_____

_____

_____

_____

Witness signature

_____

Full name of witness (please print)

_____

Address _____

_____

_____

_____

_____

Place of signing _____

No:

SGN064N-HP (10/16)

Dartford Borough Council

FAO: [redacted]

email only

26th March 2026

Application Reference: 26/00267/VCON
Site: Stone Pit 1 Atlas Park London Road Stone
Proposal: Erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club to comprise of football/sports pitches with clubhouse (use class D2) and associated car park, floodlights, enabling land level changes with retaining walls and security fencing, a new internal access road from London Road and the provision of recreational open space with accesses from London Road and Stone Place Road (variation of condition 2 to substitute drawings to allow a larger neighbourhood centre extent with minor changes to parking layout and landscaping and variations to 1, 3, 4, 11-25 to ensure that they refer to the most up to date drawings and details.
Sport England Reference: PA/26/SE/DA/73484

Dear Steven,

Thank you for consulting Sport England in respect of the details submitted under the above planning reference for the Variation of Conditions 1, 2, 3, 4, 11,12,13,15, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 for minor material amendments to the footprint of the neighbourhood centre parcel and consequential changes to Phase 1 open space, in relation to Planning Permission Ref: 18/01611/FUL

Having reviewed the submitted documentation, Sport England raises no objection to the variations applied for being permitted, along with the minor material amendment, on the basis of implementation in line with the submitted details.

If you have any queries, please contact the undersigned.

Yours sincerely,

[redacted]

Principal Planning Manager - South Team Planning & Active Environments

[redacted]

SportPark, 3 Oakwood Drive
Loughborough,
Leicestershire, LE11 3QF

Registered address: Loughborough, SportPark, 3 Oakwood Drive, Loughborough, Leicestershire LE11 3QF

MINDFUL EMPLOYER

disability confident EMPLOYER